



12.38
Acres

5
ha

LAND DESCRIPTION

A great opportunity to purchase approx. 12 acres of agricultural or amenity land within proximity of Crosby Villa, Maryport. There are two 12ftx12ft shelters and two 10ftx10ft shelters both concreted and hardcore apron to the front.

Access to the parcel can be found directly from the public highway.



LOCATION

Located a minute's drive away from the hamlet of Crosby Villa and around 10 minutes from the popular coastal town of Maryport.



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METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

TENURE AND TITLE

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi- easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens.

BOUNDARIES

All fence liability is with the land as shown by the T marks on the sale plan. A stock proof fence must be erected by the purchaser following completion.

SERVICES

No services – natural water supply.

SPORTING & MINERAL RIGHTS

The mines and minerals together with ancillary powers of working are exempted. Insofar as the sporting rights are owned, they are included in the sale at no extra charge.

VIEWING

At any reasonable time, on foot, during daylight hours provided a copy of these particulars are to hand, once registered with the agents:

**Mitchells Land and Property, Lakeland Agricultural Centre, Cockermouth,
Cumbria, CA13 0QQ
Tel: 01900 822016
Email: info@mitchellslandagency.co.uk**

