

**112.43 ac (45.5ha) Agricultural Land**  
Cleator CA23 3EY

**Agricultural Land at Cleator.** This is an exciting opportunity to purchase productive agricultural land extending in total to 112.43 acres (45.5ha) available in three lots and as a whole. Access to the land is from the public road and via the access track through Nook Farm yard (dashed red line on the plan).

The productive agricultural land is to be sold by private treaty. The land is good grazing and mowing pasture, with some enclosures capable of being ploughed. It is capable of being grazed all year round with one or two cuts of silage being taken. There is mains water supply to the land. The land is predominantly grade 3 according to the Agricultural Land Classification and sits within a stock proof ring fence.

**Lot 1** (Coloured blue on the sale plan)

Extending in total to approx. 65.5 acres (26.51ha). This quality land is suitable for grazing, mowing and the land running adjacent the River Ehen is capable of being ploughed. There is a hard track running through the land to the River and handling pens in the corner of parcel 5082. There is a right of access retained via Lot 3. There is also a right of access through Nook Farm to parcel numbers 6576, 5082 and 4599. There is a metered mains water supply.

**Guide Price £460,000**

**Lot 2** (Coloured red on the sale plan)

Extending to 31 acres (12.55ha). This lot is predominantly grazing land with a fenced off wetland area housing an abundance of wildlife. There is an mains water supply. Access to lot 2 is via Nook Farm.

**Guide Price £220,000**



### Lot 3 (Coloured Yellow on the sale plan)

Two enclosures of grazing and amenity land, one area is permanent grazing with the other as rougher grassland with an area of plantation giving it the versatility to be used as farm land or other environmental pursuits. This lot has roadside access. There is a mains water supply, should Lot 3 be sold separate to lot 1 then the purchaser of lot 3 will be responsible for installing a sub meter. Lot 1 retains a right of access through lot 3.

**Guide Price £105,000**





LOCATION:



What3words: lodge.whirlwind.enlarge



## METHOD OF SALE

The property is offered for sale by Private Treaty in 3 lots and as a whole. 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 available from 31<sup>st</sup> March 2025. 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. There is a footpath on the edge of the Northern boundary against the River Ehen. There are electricity pole lines which cross the property to the south.

## ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:

The delinked payment under the BPS is to be retained by the vendor. The land is currently in a Countryside Stewardship Scheme due to end 31<sup>st</sup> December 2025. This scheme is not transferable and a new scheme can be entered into from January 2026. The transfer of the land on the RPA system will be carried out by Mitchells at a charge of £250 + VAT to the purchaser(s).

## BOUNDARIES:

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available.

## SPORTING & MINERAL RIGHTS:

The mines and minerals together with ancillary powers of working are included in the sale insofar as they are owned. Insofar as the sporting rights are owned by the Vendor, 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@mitschellslandagency.co.uk](mailto:info@mitschellslandagency.co.uk)

## VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

## MONEY LAUNDERING REGULATIONS (AML)

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. To enable us to complete these check purchasers will need to provide along with their offer photo ID and current council tax or Utility bill. Failure to provide this information may result in an offer not being considered. Further information is available from the agents.

## DEVELOPMENT CLAWBACK

The land is being sold subject to development clawback provisions. Any increases in the value of the land within 25 years of the completion of the sale, which have resulted from the grant of planning permissions for purposes other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 25% of the increase in value.



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken October 2024. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.