



DESCRIPTION

Mitchells are delighted to introduce approx. 2 acres (0.809 ha) of agricultural/amenity land near Lorton, Cockermouth. This parcel would suit those looking for a 'Pony Paddock' or somewhere to keep a small flock.

The parcel benefits from a natural water supply and has stock proof fencing.



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 or before 31/03/2025 by mutual agreement. 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. Details can be obtained via the agent. The purchasers will be held to have satisfied themselves as to the nature of such burdens.

BOUNDARIES

All fence liability is with the parcel. The parcel has stock proof fencing.

SERVICES

The parcel benefits from a natural water supply.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

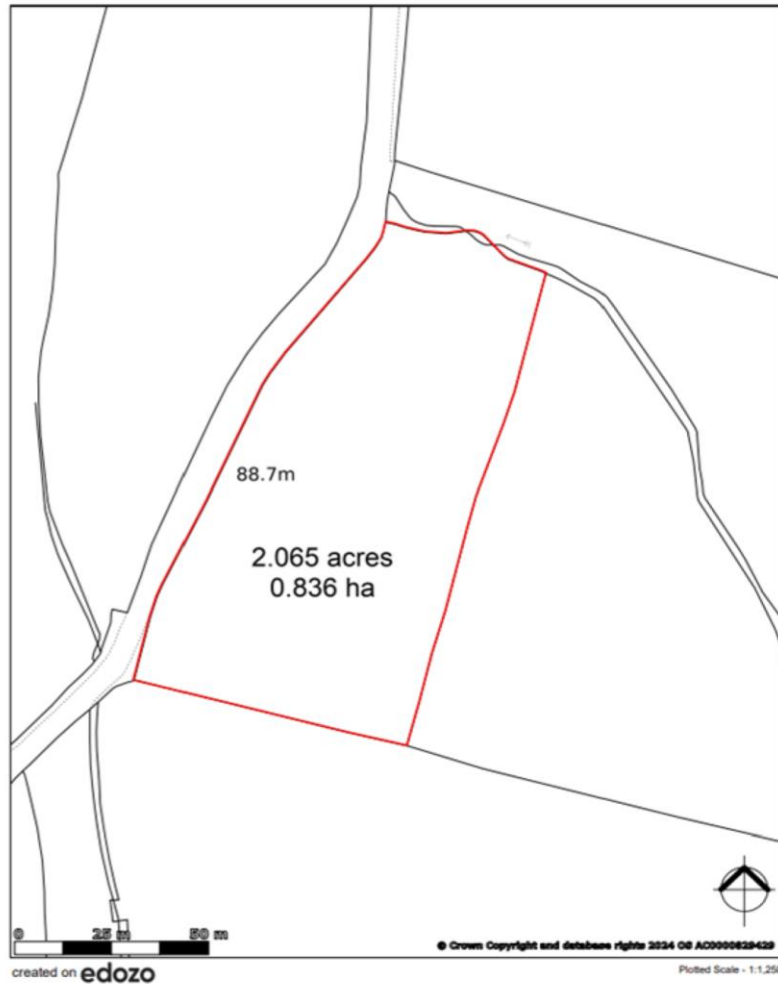
VIEWING

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

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LOCATION



beanbag.preparing.juggles

