



Approx. 39.41 Acres (15.95 ha) of Productive Agricultural Land

Greysouthen, Cockermouth, CA13

Mitchells SINCE 1873
LAND & PROPERTY

DESCRIPTION

The land at Greysouthen is an excellent opportunity to purchase productive agricultural land extending in total to approx. 39.41 acres (15.95 ha) split into 4 enclosures but managed in three blocks.

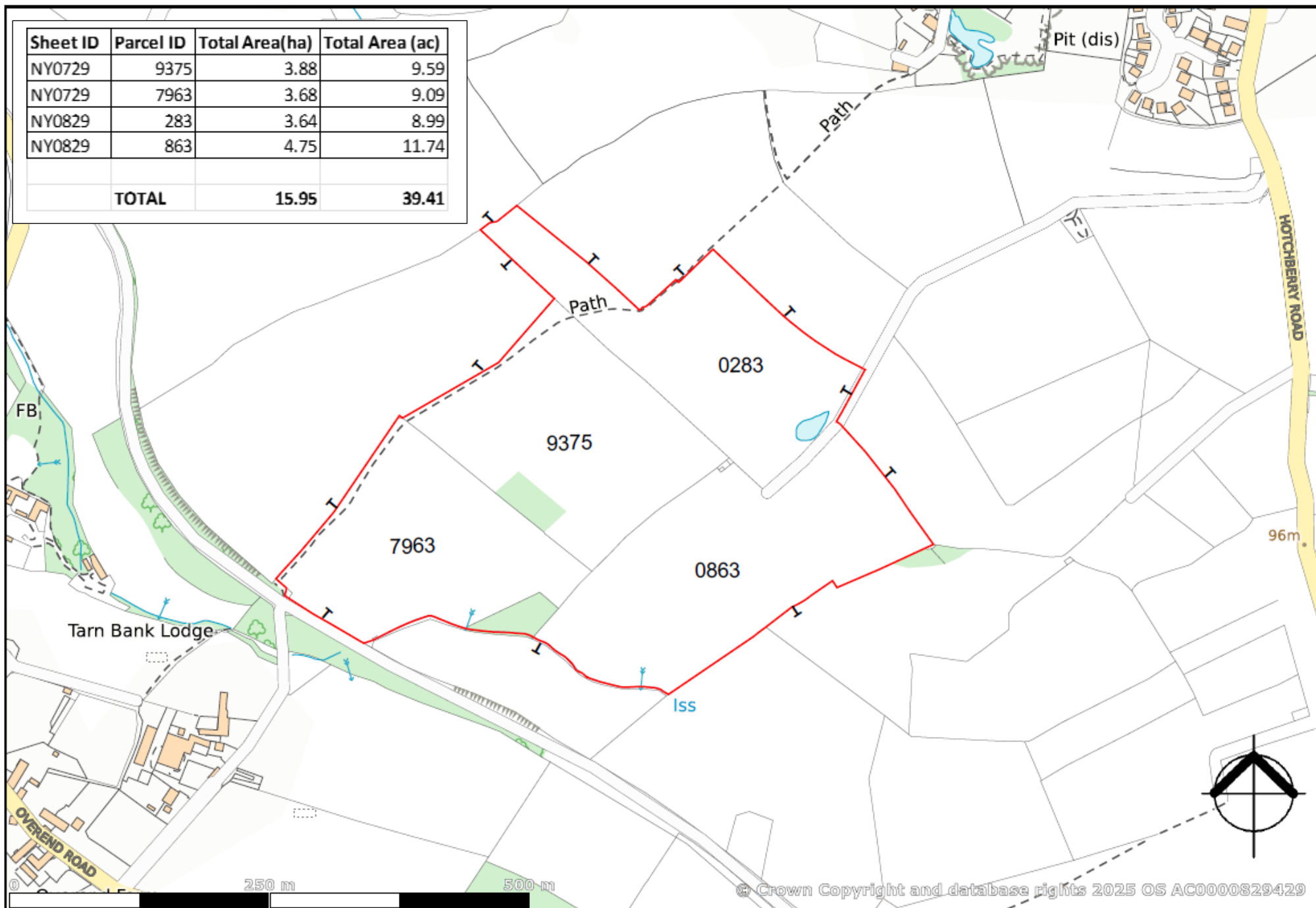
This is prime agricultural land contains 27.68 acres (11.2ha) of permanent pasture which is also capable of cropping with parcel 0836 being overwinter stubble. There are two areas of grazable native woodland extending to 0.87 acres (0.35ha), all set in a ring fence with direct access from the private Tendley Quarry road or an accommodation track, off Hotchberry Road, Brigham.

There is a mains water supply to the land, located in parcel 7963. The stock proof external boundaries are a mixture of post and wire fencing and thorn hedging. The land is identified as Grade 3 by the Agricultural Land Classification being good to moderate. The land is between 75m and 100m above sea level.

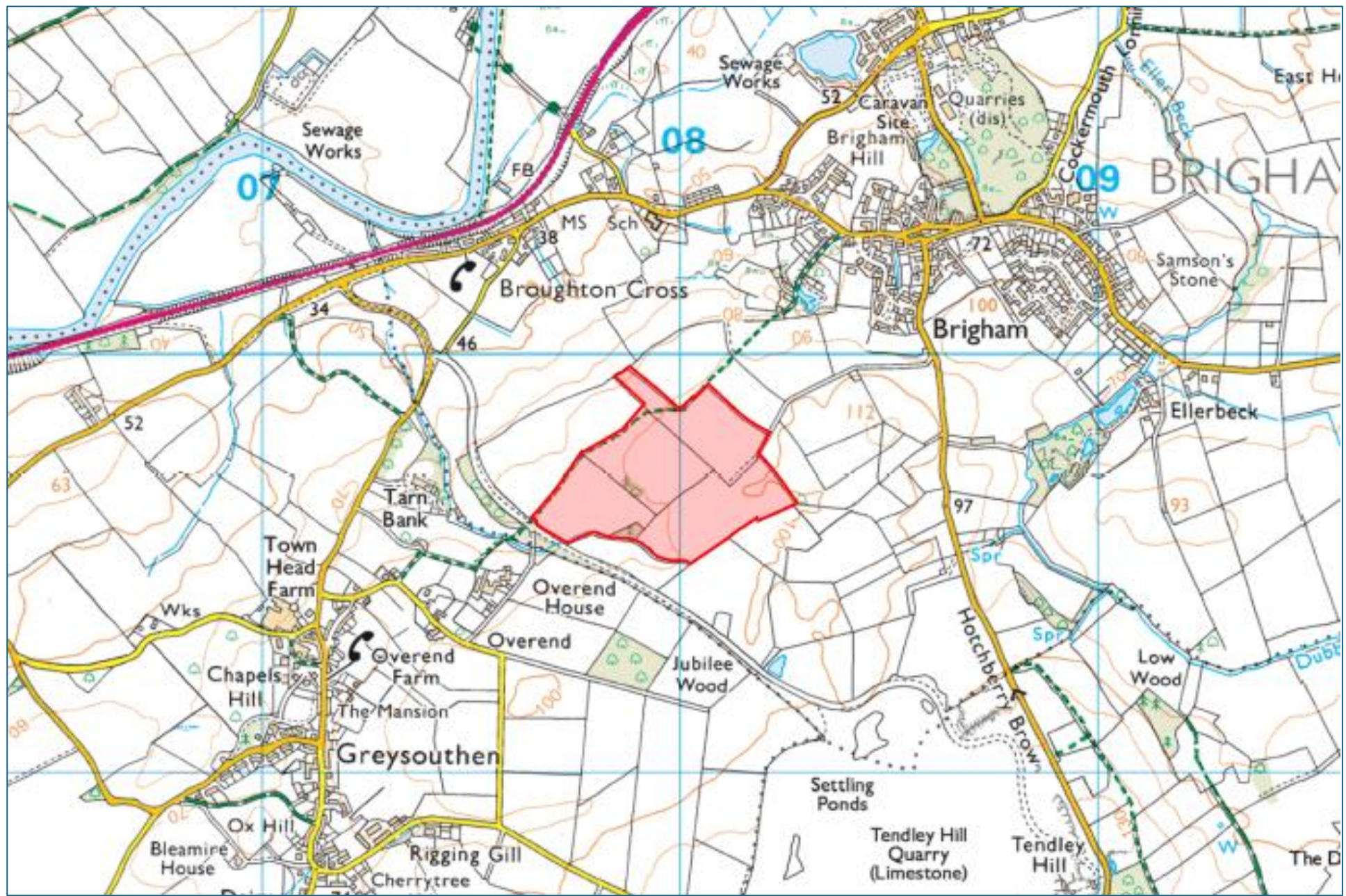
Guide Price £400,000



Sheet ID	Parcel ID	Total Area(ha)	Total Area (ac)
NY0729	9375	3.88	9.59
NY0729	7963	3.68	9.09
NY0829	283	3.64	8.99
NY0829	863	4.75	11.74
TOTAL		15.95	39.41



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METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. Vacant Possession will be given on completion. 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. Offers are to be made to the Land Agency Department at Mitchells Auction Company Ltd.

TENURE AND TITLE

- ***Please note that there is a footpath that runs through (please see sale plan)***

The property has freehold title. 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

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.

ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES

The land is not currently in a Countryside Stewardship. 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).

SERVICES

Metered Mains water supply.

SPORTING & MINERAL RIGHTS

The mines and minerals together with ancillary powers of working are not included in the sale. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

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.

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. Please Note: The gates on the Tendley Quarry road will be closed out of office hours, please use the Hotchberry Road access.

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