

# Approx. 2 Acres of Potential Development Land

Bootle, Millom, LA19

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**Guide Price £120,000**



## DESCRIPTION

A great opportunity to acquire 2.036 acres (0.824 ha) of potential development land in the village of Bootle, Millom. The land is located within the Lake District National Park in a semi-rural location with good access to the A595.

The land has been allocated for housing within the Lake District National Park Local Plan 2020 – 2035 under site 'WDA02H'. Access is provided directly off Chapel Lane.

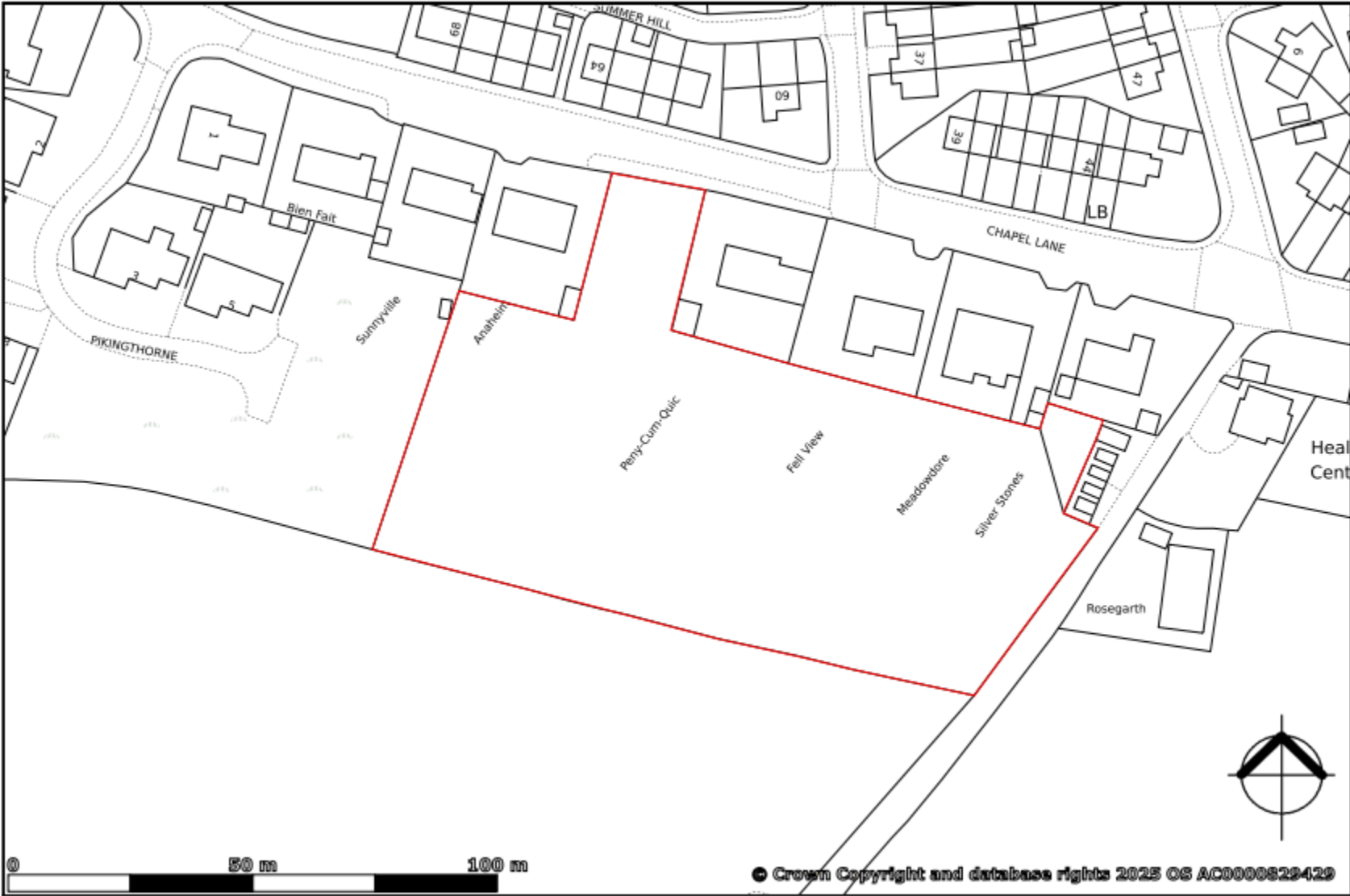
The land is located approximately 8 miles from Millom and 12 miles from Broughton in Furness to the south and 60 miles from Carlisle in the North. The village of Bootle benefits from a church, general store and cafes, with a range of larger services and amenities provided in the surrounding local town of Whitehaven. Bootle can be accessed directly from the A595.

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*Scan for details*



SALE PLAN



## METHOD OF SALE

The property is offered for sale by Private Treaty. 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 Estate Agency Department at Mitchells Auction Company Ltd.

## TENURE AND TITLE

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.

## SERVICES

Un-serviced site but it is believed services are nearby.

## SPORTING & MINERAL RIGHTS

Insofar as the sporting and mineral 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.

**Mitchells Land and Property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ**

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