









## LAND DESCRIPTION

A great opportunity to purchase approx. 0.39 acres (0.15ha) of agricultural or amenity land within a short walking distance from *Eaglesfield, Cockermouth*.

Currently being used as agricultural/amenity land, this single parcel would suit those looking for a space to grow their pleasure, recreational or environmental purposes or the perfect 'Pony Paddock' size.

Access to the single parcel of land can be found from the public highway.

***Please note that the parcel is being sold with a development clawback so is unsuitable for those looking for development land.***

## DEVELOPMENT CLAWBACK

The agricultural 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.

## 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 where possible.

## SERVICES

No services.

## 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 agent.

