

14.14 ac (5.72ha) Agricultural Land

Gilgarran, Workington, CA14 4QG



**Agricultural Land at Gilgarran.** This is an exciting opportunity to purchase agricultural or amenity land close to the village of Gilgarran, Workington.

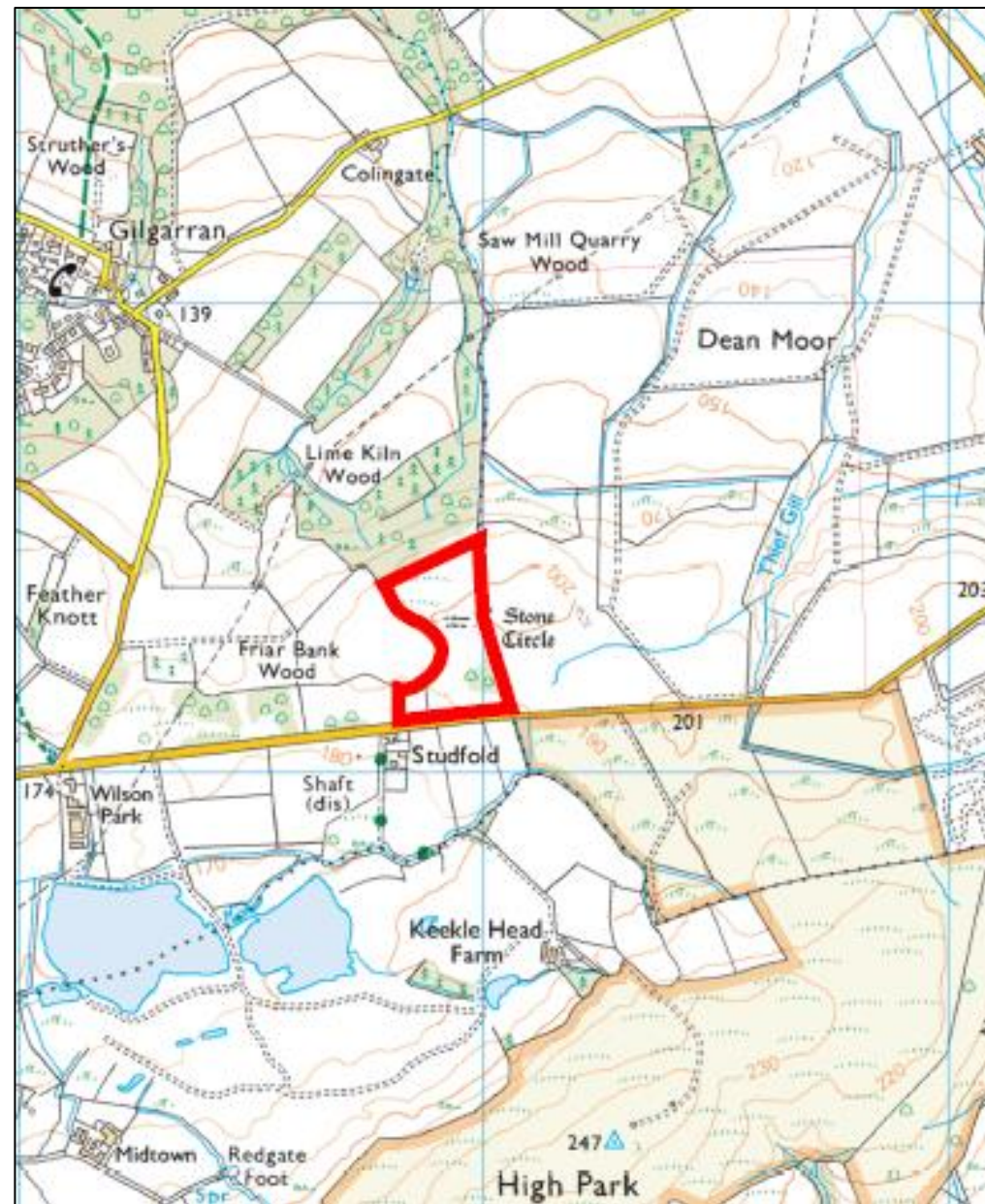
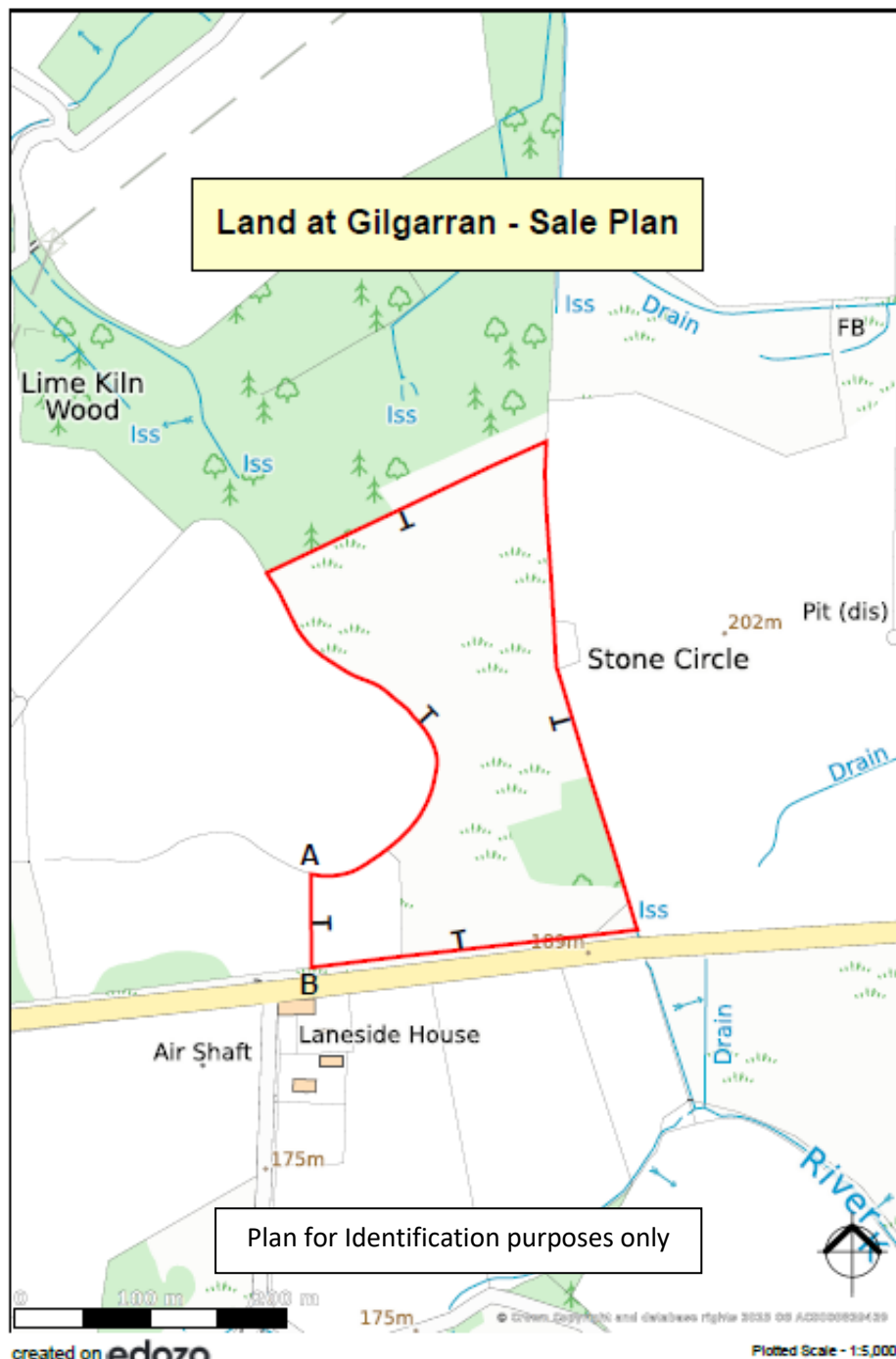
The agricultural land is to be sold by private treaty. The land has roadside access from the Pica to Dean Cross road and is between approx. 190m – 200m above sea level. The land rises up from the road before levelling off and is predominantly rough grazing with approx. an acre of land capable of cultivation for arable. There is a mains water supply to the land.

*It will be the purchaser's responsibility to erect a stock proof fence between points A and B on the plan.*


**Guide Price £70,000**







**LOCATION**

 What3words: [supplier.trickling.mailing](https://www.what3words.com/supplier.trickling.mailing)

### 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 granted 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.

- There is a stone circle on the eastern boundary of the land and is listed under Scheduled Monument listing number 1014588.
- The land is being sold subject to a reserved right of access on foot for the vendors to visit their late parents' ashes located on the land.

### ENVIRONMENT SCHEMES

The land is not subject to an agri-environment scheme.

### 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@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.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.



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 May 2025. 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.