



DESCRIPTION

Mitchells are delighted to introduce approx. 3.7 acres/ 1.5 ha Horse Paddock, agricultural or amenity land in the village of Isel, Cockermouth. The paddock benefits from roadside access, a natural water supply and has recently been refenced.

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 paddock.

SERVICES

The paddock 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

Located just off the A591.



crisps.pocketed.beeline

