

22.66 Acres (9.17ha) Agricultural Land  
Saltcoats, Holmrook, CA19 1YX





*Guide Price £160,000*

[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)

**T: 01900 822016**

**E: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**



## DESCRIPTION

A productive block of Arable or Grazing land extending to approximately 23.60 acres (9.55 hectares) currently in agricultural grass production.

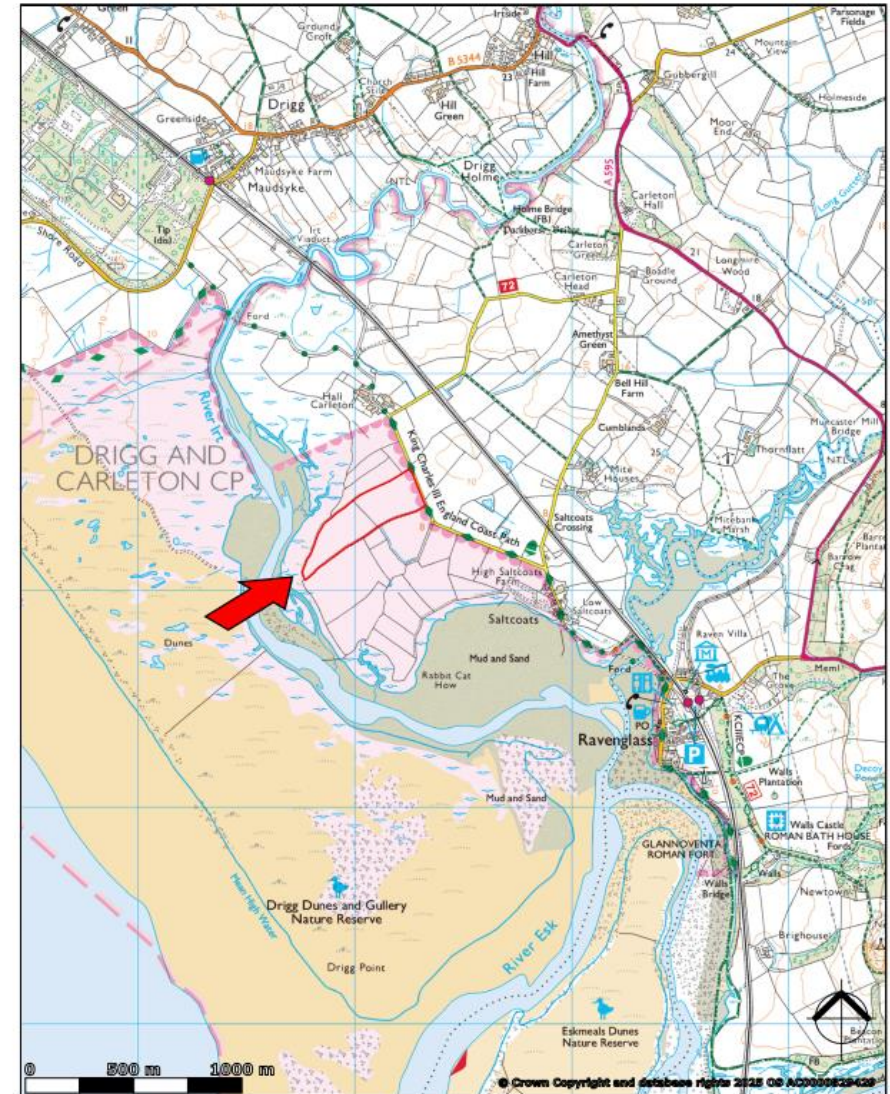
The land has good roadside access. The land is good fertile productive and is classified as Grade 3 on DEFRA's land classification maps. Comprising of two parcels with interlinking gates. The boundaries are stockproof, comprising of a range of hedgerows, and fences. The land benefits from an unmetered mains water supply.

The land will be of interest to neighbouring landowners, investors and those with agricultural or amenity interests.



## LOCATION

The land is located 1 ½ miles from Holmrook and the A595 and 9 miles from Egremont. The land is located within the Lake District National Park and UNESCO World Heritage Site. Lying between 7m above sea level, Flood Zone 2&3 adjacent to the coastal marsh of the River Irt which is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSi).



created on edozo

Plotted Scale - 1:25,000

## FURTHER DETAILS

### METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot as a whole. 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.

### VIEWING

Strictly by appointment with the Sole Agents:  
Land Agency Dept., Mitchell's Auction Co. Ltd., Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ.  
Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

Agricultural land can be viewed at any time during daylight hours provided a copy of these particulars is to hand having first registered with the agents. The vendors and their agents do not accept any responsibility for accidents or personal injury caused or suffered at viewings whether accompanied or not.

### TENURE AND TITLE

We are advised that the tenure of the Property is freehold. 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 and are advised to contact the Vendor's solicitor in order to do so.

### VENDOR'S SOLICITOR

Michael Sandilands, H.F.T. Gough & Co. Solicitors  
38/42 Lowther Street,  
Whitehaven,  
Cumbria,  
CA28 7JU  
Tel: (01946) 692461

### BASIC PAYMENT (BPS) SCHEMES

The agricultural land is registered for rural payments by the Rural Land register. The vendors will retain any de-linked BPS payments relating to the land.

### ENVIRONMENTAL STEWARDSHIP SCHEME

The property is not in any environmental scheme. Insofar as the vendor is aware the property is not affected by an environmental, historical, archaeological, or other statutory designation.

### BOUNDARIES

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan and is from information provided by the Vendor. Where no mark is shown no further information is available.

### SPORTING & MINERAL RIGHTS

We are advised that the mineral rights are reserved to previous owners of the Property. As far as they are owner, the sporting rights are included in the sale at no extra charge.

### MONEY LAUNDERING REGULATIONS

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. Purchasers will be required to provide photo ID, proof of address and confirmation of funding.

## LOCAL AUTHORITY

Cumberland Council  
Millom Community Hub  
Salthouse Road  
Millom  
LA18 5AB

Lake District National Park Authority  
Wayfaring House  
Murley Moss Business Park  
Oxenholme Road  
Kendal  
LA9 7RL

## VALUE ADDED TAX (VAT)

VAT will not be charged on the sale.

## DATE OF PREPARATION

May 2025

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.

## SALE PLAN

