



**Bank Barn with Development Potential and
Approx. 19.5 Acres (7.89ha) of Agricultural Land
Irton, Holmrook, CA19 1YH**



DESCRIPTION

LOT 1 – BANK BARN WITH DEVELOPMENT POTENTIAL

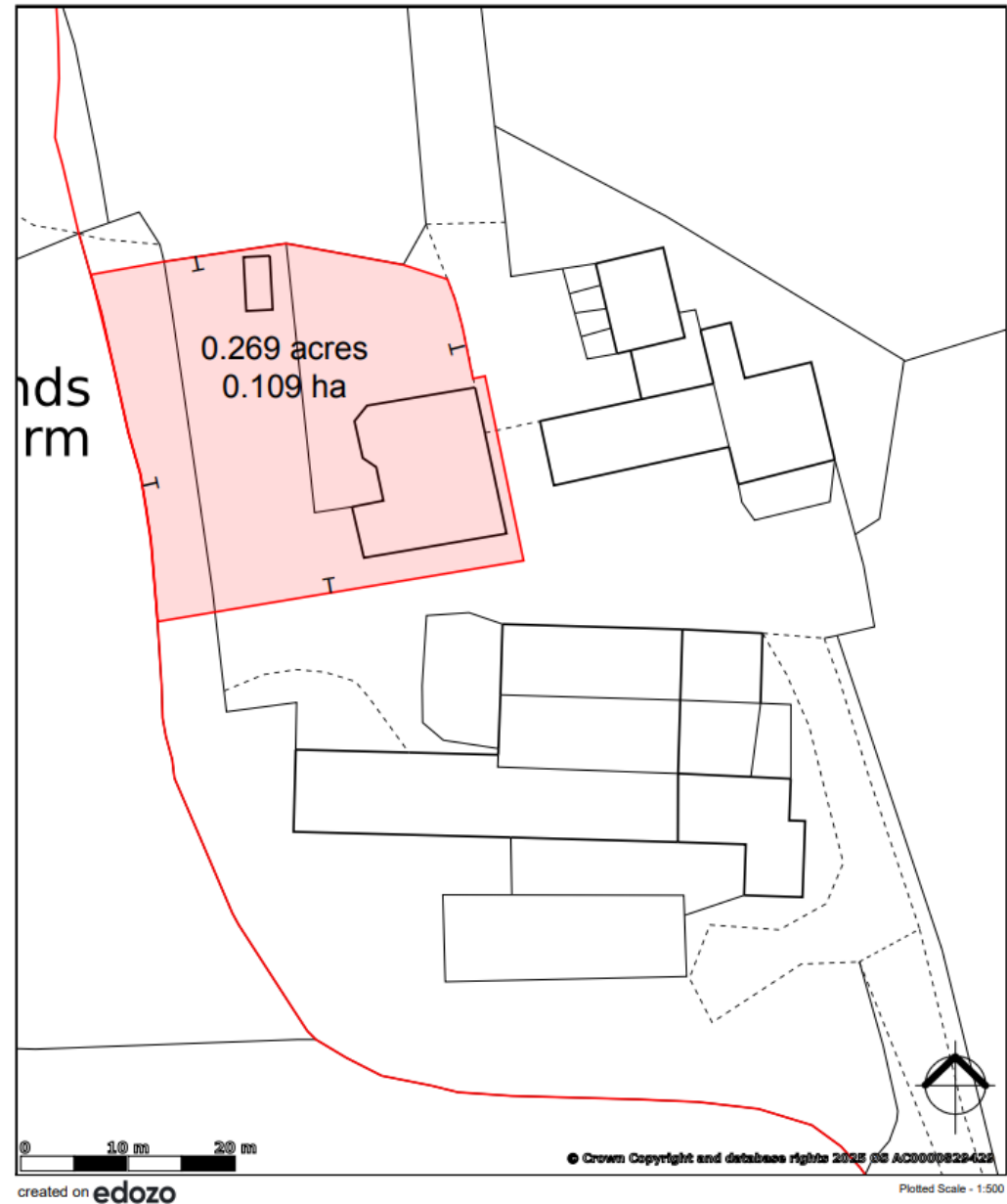
Guide Price £120,000

A traditional Cumbrian bank barn, offers a rare opportunity for potential development, situated in a rural setting within the Lake District National Park.

Constructed of local sandstone, under a replacement corrugated asbestos roof, this substantial two-story barn has a ground floor area of approx. 121m² with a further 20m² two story extension. The lower ground floor has been used for livestock housing and the upper ground floor is an open barn. There is a grass area on the northern aspect which has access to the barn. There is a concrete apron on the southern and western sides. To the east lying below the barn there is a concrete pad, and a tree lined area. Mains water and electricity are nearby; an easement of unencumbered access will be granted from the public road.

DEVELOPMENT:

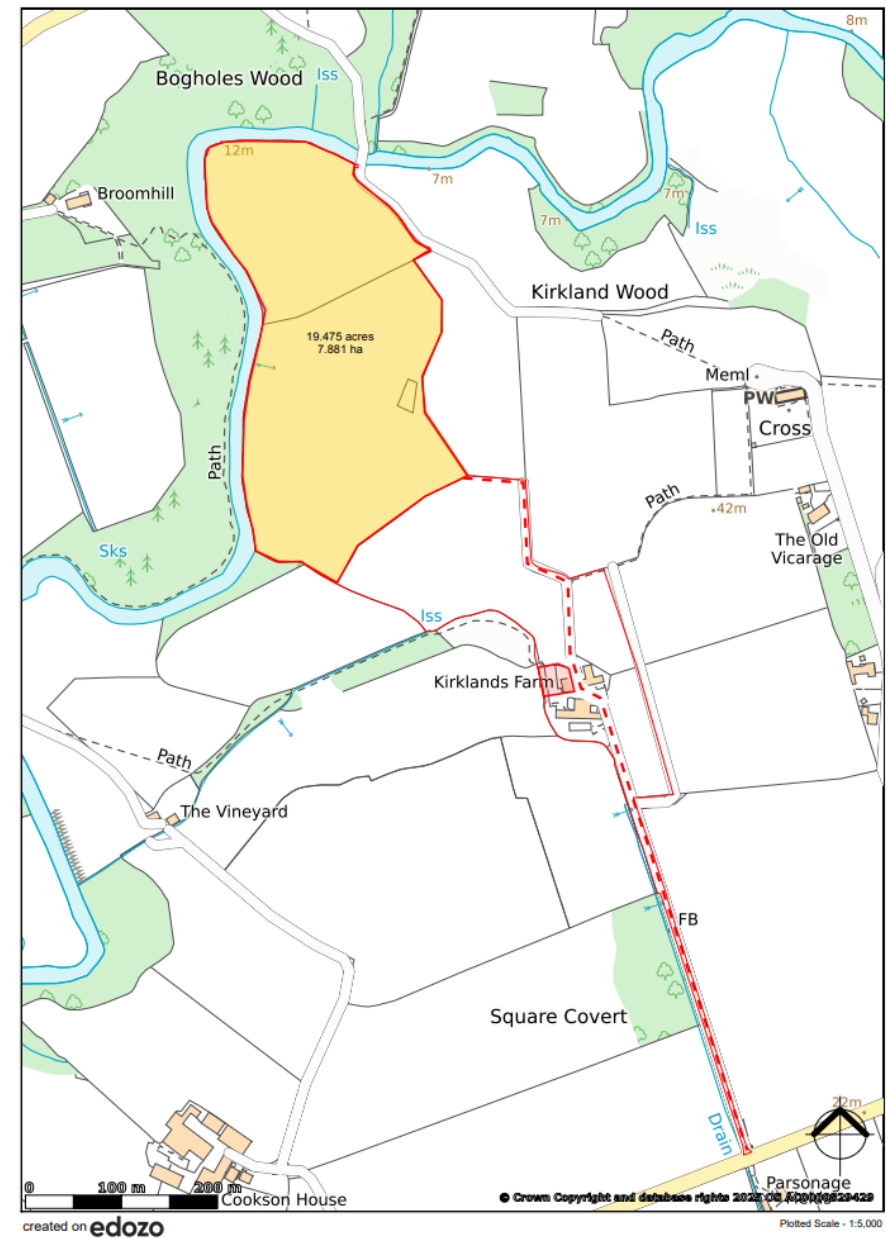
Potential Purchasers are advised to make their own planning enquires with the Lake District Planning Authority.



LOT 2 – APPROX. 19.5 ACRES (7.89ha) OF AGRICULTURAL LAND

Guide Price £160,000

A good block of Agricultural land extending in total to approx. 7.89ha (19.5 Acres) situated in a sheltered area having the tree lined River Irt on two sides. The land comprises of two enclosures, 12.5 Acres of meadow and permanent pasture leads to a 6.9 Acre quality field of improved pasture, capable of cultivation and cropping. The land is well fenced and has a natural water supply. Access to the land is via the farm track. An unencumbered vehicle access will be granted.

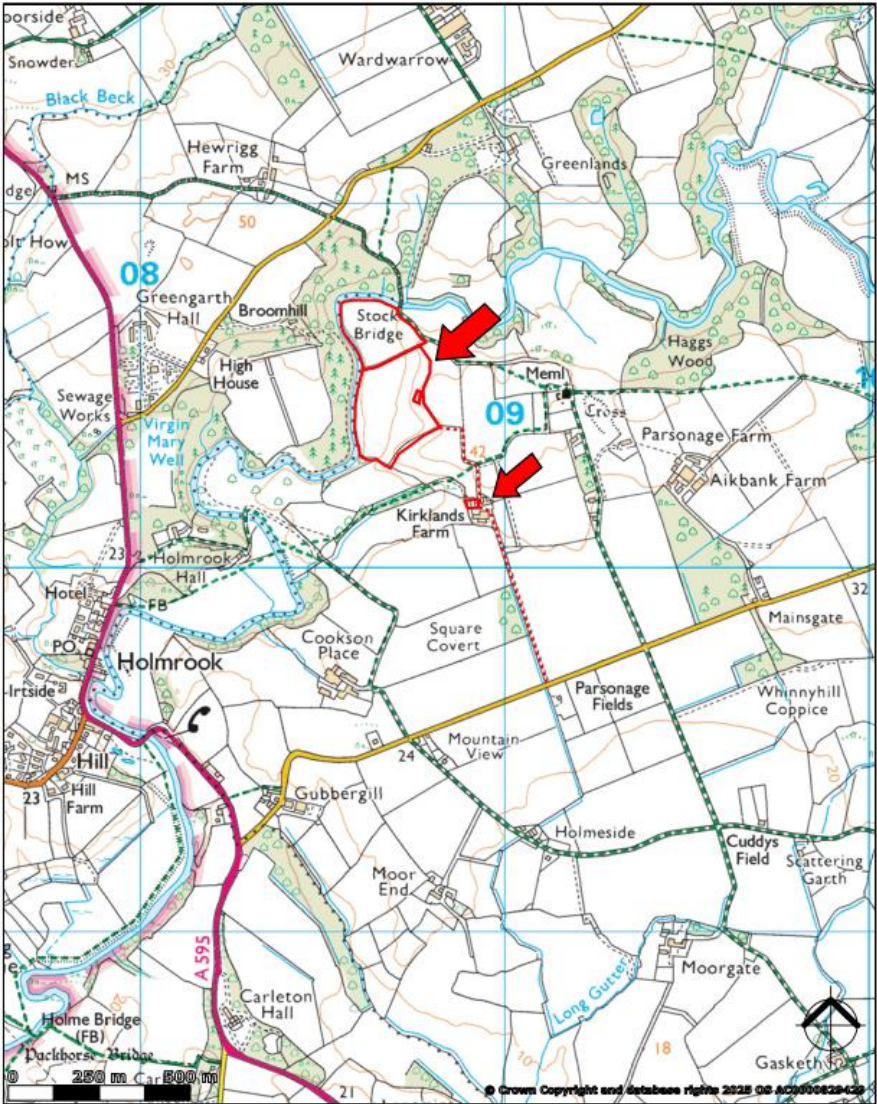




LOCATION



healthier.ambitions.refrained



created on edozo

Plotted Scale - 1:15,000

FURTHER DETAILS

METHOD OF SALE

The property is offered for sale in two separate lots and as a whole by Private Treaty. 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

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 with 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

Suzanne Webb, H.F.T. Gough & Co, 38/42 Lowther Street, Whitehaven
Cumbria, CA28 7JU. Telephone No: 01946 692461

SERVICES

Mains water and electricity are near the barn. A natural water supply services the land. An easement of unencumbered access will be granted from the public road.

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. In so far as they are owned, 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	Lake District National Park Authority
Millom Community Hub	Wayfaring House
Salthouse Road	Murley Moss Business Park
Millom	Oxenholme Road
LA18 5AB	Kendal
	LA9 7RL

VALUE ADDED TAX (VAT)

VAT will not be charged on the sale.

DATE OF PREPARATION

June 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 April 2024. 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; *Edozo* 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.