



## DESCRIPTION

Mitchells are pleased to bring to the market approx. 4.42 Acres (1.79ha) of Mowing/Grazing land at Moota, Cockermouth. Lot 4 is accessed directly off the A595 at Moota. There is no water supply. The land sits at a height above sea level of between 190m and 200m above sea level with a generally easterly aspect. It is suitable for either grazing or mowing. Boundaries are a combination of post and wire fences and hedgerow. The land gently slopes down towards the road.

## 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.

The property is affected by an overhead electricity pole line. 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.

## BOUNDARIES

'T' marks on the attached sale plan indicate responsibility of the purchasers.

## MINES & MINERAL RIGHTS

The mines and minerals together with ancillary powers of working as accepted.

## ENVIRONMENT

The land is not subject to an agri-environment scheme. Insofar as the Vendor is where the property is not affected by any environmental, historic, archaeological or other statutory designation.

## SERVICES

There are no known services to the land.

## VALUED ADDED TAX (VAT)

VAT will not be charged on this sale.

## 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)

## LOCATION



**warmers.keyboards.dumpy**

