



## DESCRIPTION

**Mitchells are delighted to introduce** an attractive parcel of land extending to approximately **2.6 acres (1.05 hectares)**, situated on the outskirts of the desirable village of **Ennerdale, Lake District National Park**.

The land comprises a combination of **grazing paddock and mature woodland**, offering a high degree of versatility and appeal for a range of **agricultural, equestrian or amenity uses**, subject to any necessary consents.

The paddock benefits from **direct roadside access**, providing ease of entry, and is well-served by a **natural water supply**. The boundaries are clearly defined and the land is enclosed by **stock-proof fencing**, making it suitable for immediate use.

Enjoying a **peaceful rural setting** while remaining conveniently located close to the village, this is a rare opportunity to acquire a manageable block of land with both practical and lifestyle appeal.

Early viewing is highly recommended to appreciate the setting and potential on offer.

## 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. A fence will need erecting by the purchaser along the northern boundary of the woodland.

## 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

Driving from Ennerdale to Cleator the parcel is located on the right side after the second cattle grid.

Renting.pelted.intricate



