Mitchells SINCE 1873
LAND & PROPERTY

7.24 acres (2.93ha) Agricultural land at Egremont, Cumbria





Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ
info@mitchellsestateagency.co.uk
01900 822016

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LOT 1

1.727 acres (0.69ha) Agricultural Land at Egremont, CA22 2NW

A single enclosure extending in total to approx. 1.727 acres 0.699 ha. This is a narrow slightly undulating parcel of semi-improved grassland the Boundaries are mainly Hawthorn hedging with some mature trees. Along the northern boundary of the parcel there is a hard-core access track Leading to two single Storey equestrian and storage buildings on the eastern boundary. There is a concrete apron in front of the buildings. Title Number CU111728

Guide Price: £30,000

Location
What3Words: nation.loaning.forwarded



LOT 2

5.514 acres (2.23ha) Agricultural Land at Moss Dalts, Egremont, CA22 2NP

The land comprises approx. 5.514 acres (2.231 ha). The parcel is accessed along a hard-core accommodation track From the Egremont to Wilton Road.

This is a single enclosure of agricultural land, along the northern boundary, there is a gutter which is lined with small trees and bushes, it is assumed that this provides a natural water supply. The access from the accommodation tracks through a catching pen into the parcel. The boundaries partially stockproof and mainly small trees and bushes; there are large areas of wind bushes and soft rushes over the majority of the field with some areas of rough grazing land. There is a timber field shelter which has been used for Livestock housing. Title Numbers CU144301

Guide Price: £40,000

Location
What3Words: watches.remaining.estimate

Method of Sale
The property is offered for sale by Private Treaty as a whole or in two separate lots. The Vendor reserves the right to amend these particulars, not to accept any offer received, withdraw the property from sale, or sell the property without notice at any time.

Offers should be submitted to: Mitchells Land & Estate Agency, Lakeland Business Centre, Cockermouth, Cumbria CA13 0QQ. 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
We are advised the properties have freehold title. Vacant Possession will be given on completion.

Covenants, Easements, Wayleaves and Rights of Way
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 referred to in these particulars or not.

Sporting & Mineral Rights
Insofar as they are owned the mineral and sporting rights are excepted.

Land Classification
Most of the agricultural land is classified as Grade 3 & 4 under the DEFRA Agricultural Land Classification (Provisional) Scheme.

Planning
The property is located within Cumberland Council. The property doesn't have the benefit of any valid planning permission or consent for a change of use.

Environment
In so far as the Vendor is aware, the property is not affected by any environmental, historical, archaeological or other statutory designation. In so far as the Vendor is aware, the property is not affected by any other, historical, archaeological or other statutory designation.

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 & Estate Agency | Telephone 01900 822016 info@mitchellsestateagency.co.uk

Boundaries
Boundaries are indicated on the plan by T marks. Where no marks are shown the boundary is unknown.

Services
The water supply to the land is assumed natural supply.

VENDOR'S SOLICITOR:
TBC

MONEY LAUNDERING REGULATIONS
Mitchells are obliged to carry out Customer Due Diligence checks on any potential purchasers prior to the completion of the sale. Photographic ID, proof of address and proof of funds will be required.

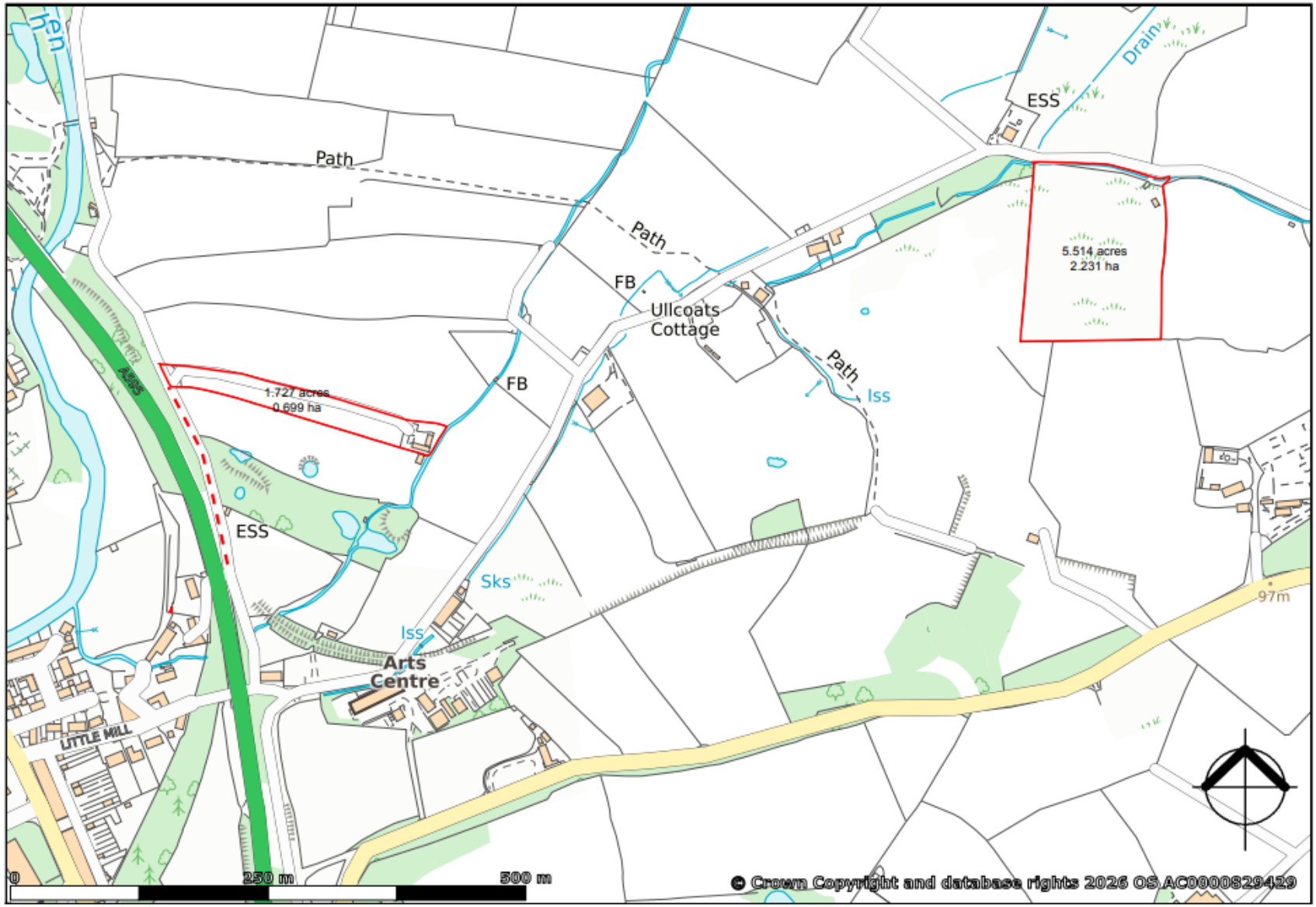
VALUED ADDED TAX (VAT)
VAT will be charged if applicable.

HEALTH & SAFETY
We would ask you to be as vigilant as possible when inspecting the land, and around livestock.

PLANNING AUTHORITY
Cumberland Council, Cumbria House, 117 Botchergate, Carlisle, CA1 1RD

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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 October 2026. 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; Odozo 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 or 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.





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