6.78 Acres (2.74ha) of Agricultural Land at Silecroft, Millom, LA18 4NX



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

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An opportunity to purchase an excellent parcel of agricultural land

The land is suited to those seeking productive agricultural land, with amenity, lifestyle and equestrian potential.

Guide Price: £60,000

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An opportunity to purchase an excellent parcel of agricultural land extending in total to approx. 6.78 Acres (2.74ha).

The land is gently undulating and capable of cultivation, improved grassland suited for grazing or cropping. The fences are mainly post and wire fencing and in a stock proof condition. There is an unmetered mains water supply to the land.

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Location

The property is situated close to Silecroft village 240m from Main Street, Silecroft along an accommodation track and 160m from the Irish sea coast.

What3Words: severe.apartment.prominent

Method of Sale

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

Guide Price: £60,000

Tenure

We are advised the properties have freehold title. The land is let on a grazing Licence until March 2026 thereby Vacant Possession will be available.

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 rights and the sporting rights to the property are included in the sale.

Land Classification

Most of the agricultural land is classified as Grade 3 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

The property is not affected by any environmental, historical, archaeological or other statutory designation. The farm is located in the Lake District National Park. The property is not affected by any other, historical, archaeological or other statutory designation.

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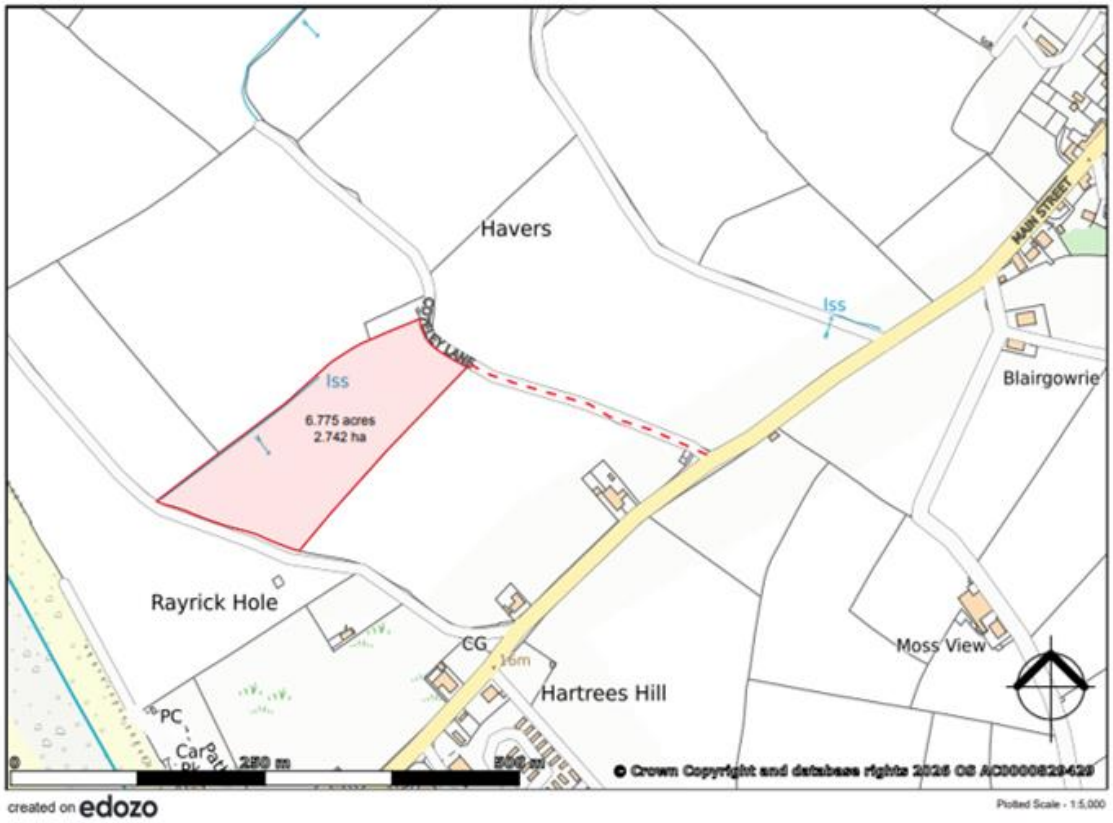
Viewing
At any reasonable time, on foot, during daylight hours provided a copy of these particulars are to hand, once registered with the agents: Mitchells Land & Estate Agency | Telephone 01900 822016 | info@mitchellsestateagency.co.uk

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

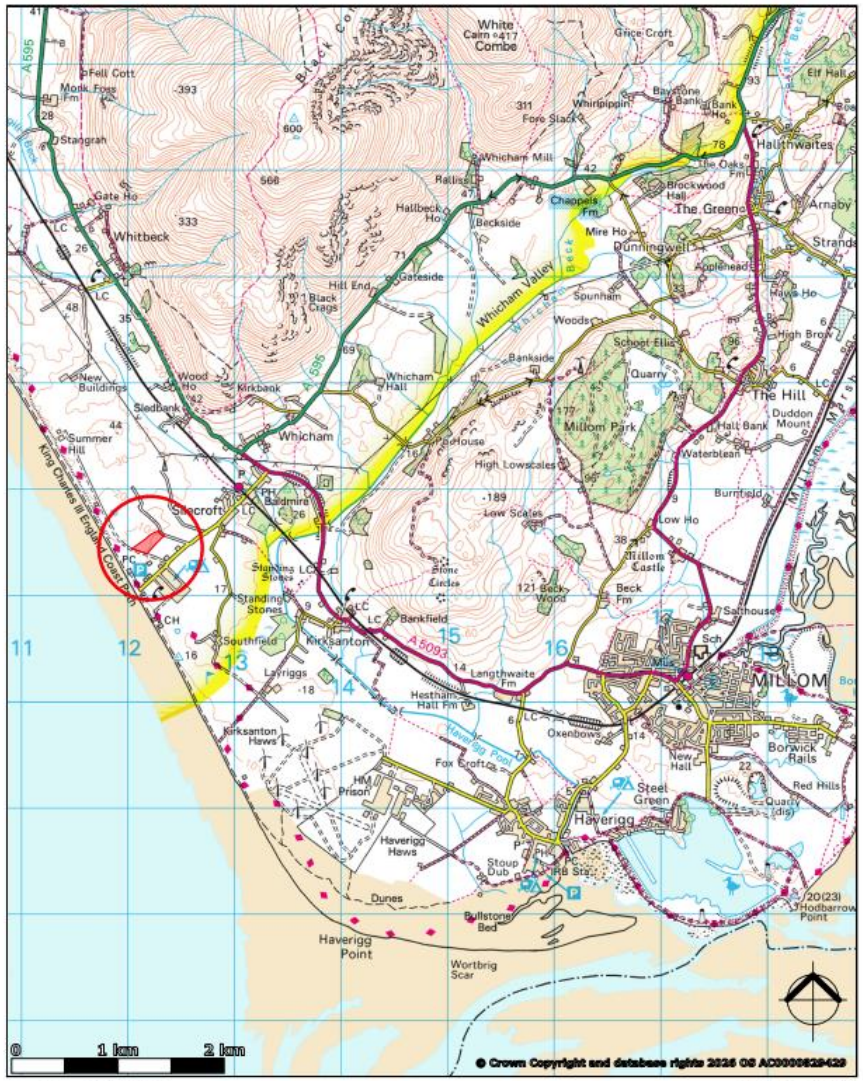
Services
The land benefits from an unmetered mains water supply

Value Added Tax (VAT)
VAT will be charged if applicable

Vendors Solicitor
TBC



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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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