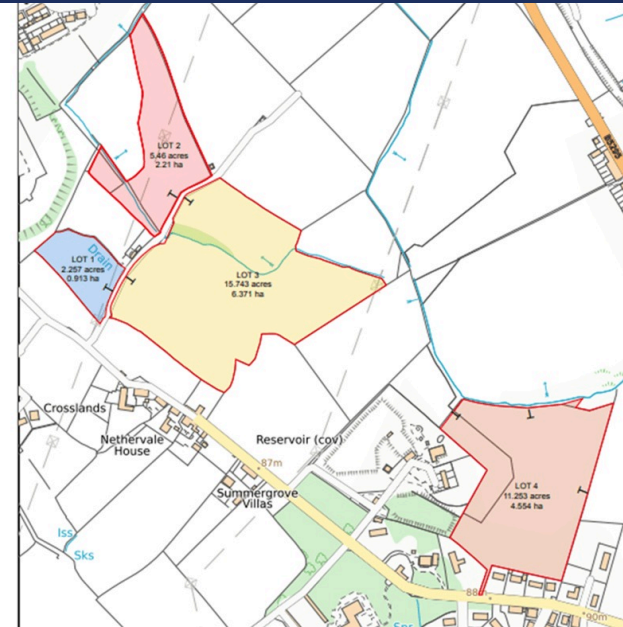
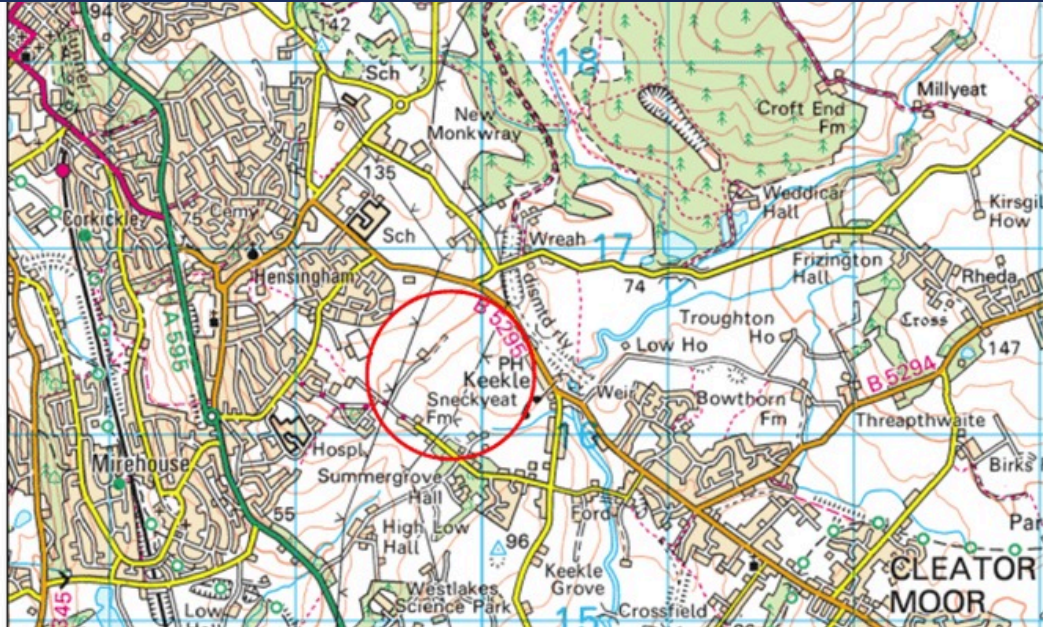




 0
Bedroom

 0
Bathroom





The agricultural land at Hensingham, Whitehaven extends in total to approximately 34.71 acres (14.05 hectares) and is offered for sale in four separate lots by Public Auction on Thursday 25th June 2026 at The Fairfield Café, Mitchells Auction, Cockermouth.

The property comprises a useful mix of productive permanent pasture and arable land, suitable for livestock grazing, equestrian, amenity and agricultural use, subject to the necessary consents.

The land occupies a convenient and accessible position between Sneckyeat Road and Galemire, Whitehaven, benefitting from track access to all lots from the public highway. Natural and mains water supplies are available across the holding, with boundaries formed by a combination of thorn hedging, post and wire fencing.

The lots provide an opportunity for farmers, smallholders, equestrian purchasers and investors to acquire versatile parcels of land in an accessible location on the outskirts of Whitehaven.

Location The land is situated between Sneckyeat Road and Galemire, Whitehaven. There is track access from the public road to all lots.

Lot 1 – 2.26 acres (0.91ha) Guide Price £25,000

A single enclosure extending in total to 2.26 acres (0.91ha). The land is currently grassland suitable for grazing of livestock or amenity/equestrian use subject to the necessary consents. There is good access from a private track. The parcel has thorn hedging and post and wire boundaries

Lot 2 – 5.46 acres (2.21ha) Guide Price £35,000

Extending in total to 5.46 Acres (2.21ha). The main part of the land extending to 4.59 Acres is in arable stubble, there is a narrow strip extending to 0.87 acres of permanent pasture along the western boundary which is fenced off from the remaining field with interlinking access gates, there is a stream running through this strip providing a natural water supply. There is good access from a private track, the parcel has thorn hedging and post and wire boundaries.

Lot 3 – 15.74 Acres (6.37ha) Guide Price £75,000

A block of land extending to 15.74 acres (6.37ha) and is run as a single enclosure of permanent pasture, there is a stream running through this land providing a natural water supply. There is good access from a private track, the parcel has thorn hedging and post and wire boundaries.

Lot 4 – 11.25 acres (4.55ha) Guide Price £40,000

A block of agricultural land extending to 11.25 acres (4.55ha) and is run as a single enclosure. The boundaries are mainly post and wire fencing, it will be the responsibility of the purchaser to erect a fence along the northern boundary. There is no water to the field. The access is from the public road at Galemire.

****A Development Clawback will be included with lot 4, full details can be found in the legal pack****

METHOD OF SALE The property is offered for sale in four separate lots by Public Auction at 2pm on Thursday 25th May 2026 (unless sold privately beforehand) within the Fairfield Restaurant at The Lakeland Agricultural Centre, Cockermouth (located just off the A66/A5086 roundabout on the outskirts of Cockermouth). The property will be offered for sale in four lots subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

DEPOSITS, CONTRACTS AND COMPLETION, A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contracts of sale are also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale. The date fixed for completion Thursday 30th July 2026, or earlier by mutual agreement.

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 and are advised to contact the Vendor's solicitor in order to do so.

ENVIRONMENT SCHEMES:The land is not in any environment scheme.

BOUNDARIES: Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available.

SPORTING & MINERAL RIGHTS: The mines and minerals together with ancillary powers of working are exempted. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

VIEWING At any reasonable time during daylight hours provided a copy of these particulars are to hand.

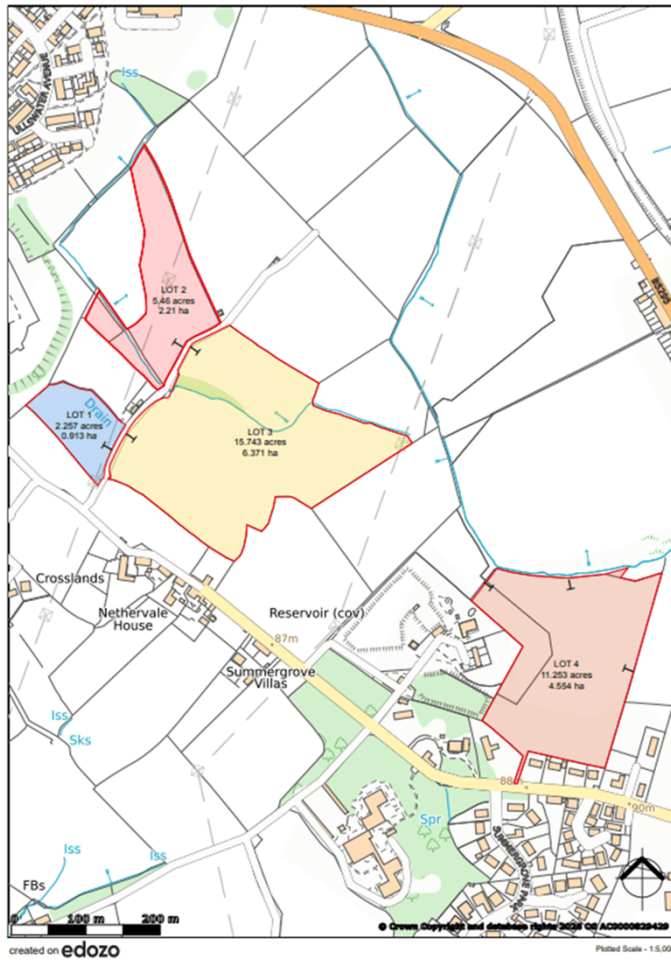
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

VENDOR'S SOLICITOR: Michael Sandelands, HFT Gough & Co, Lowther Street, Whitehaven CA28 7JU
Tel 01900 874010 Email michael.sandelands@goughs-solicitors.com

MONEY LAUNDERING REGULATIONS Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. If you intend to bid for the property at auction, it will be necessary for you to register beforehand. Full details available from the agents.

PRE-AUCTION OFFERS The seller may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed in the legal pack, the auction fee and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase and complete our auction registration process online. More information available from the Agent.

CHARGES VAT will not be charged on this sale. Search Fees may be charged (see auction pack). An auction admin charge of £500 VAT will be charged to the purchaser per lot payable on exchange of contracts.



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