



## **DESCRIPTION**

Mitchells are delighted to present a well-maintained pony paddock extending to approximately 1.68 acres, located in the sought-after area of Beckermet.

The land is ideally suited for equestrian use and features a level grazing paddock complemented by a hardstanding area, providing practical year-round access and usability. Two wooden stable shelters are already in place, offering immediate convenience for horse owners.

The paddock benefits from direct roadside access, ensuring ease of entry for vehicles and livestock, and is securely enclosed with stock-proof fencing. The clearly defined boundaries make it ready for immediate use without the need for further work.

Set within a pleasant rural environment yet conveniently accessible, this is an excellent opportunity to acquire a manageable and well-equipped parcel of land with strong lifestyle and equestrian appeal.

Early viewing is highly recommended to fully appreciate the quality and potential of this attractive paddock.

## **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.

## **SERVICES**

The paddock benefits from a metered mains water supply. With troughs in both the field and stable area.

## **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**

The land can be access directly from the main road leading from the A595 into the village of Beckermet just after the cemetary car park.

