Mitchells SINCE 1873
LAND & PROPERTY

4.284 acres (1.734 ha) of Agricultural Land at Sea Mill Lane, St. Bees, Cumbria



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

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Property Description

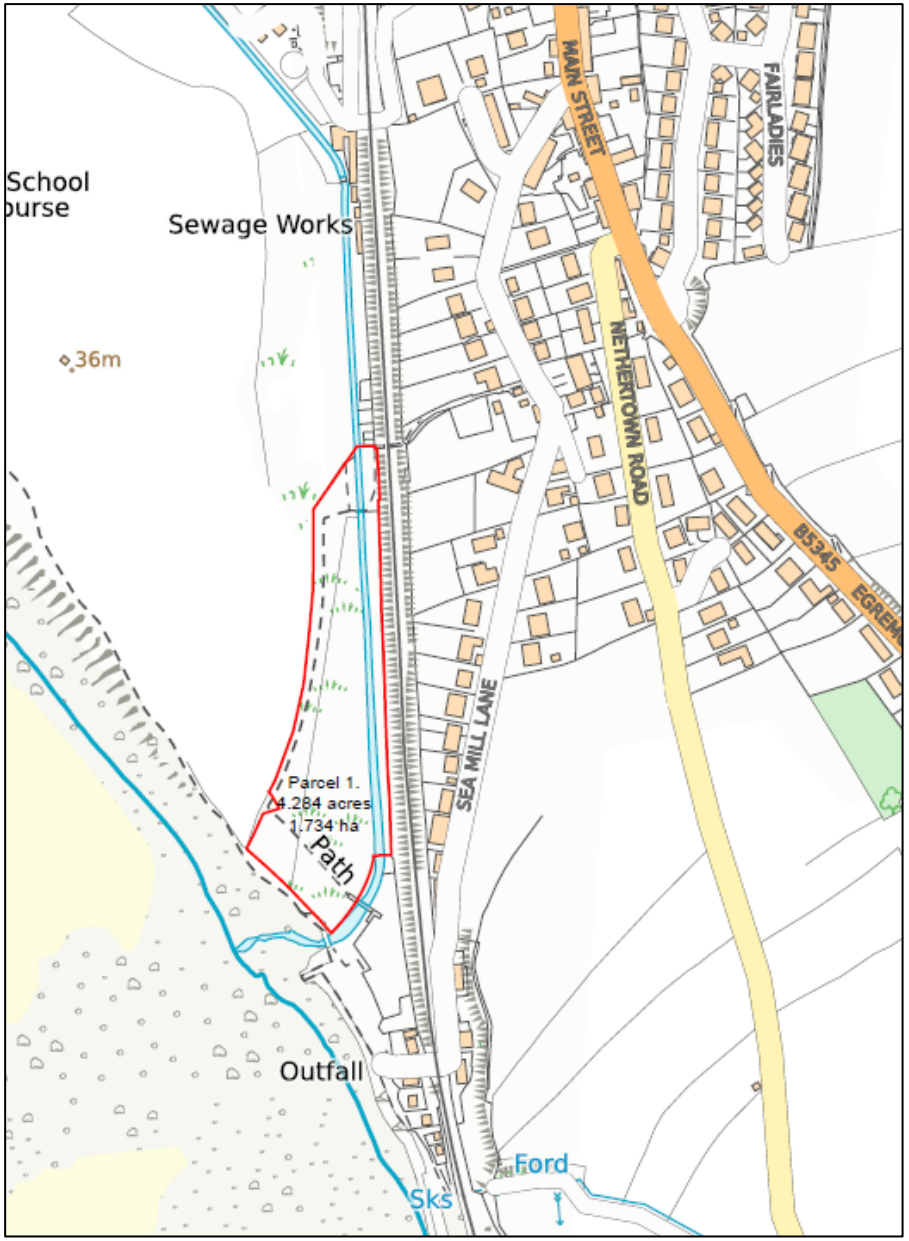
An exciting opportunity to acquire a single enclosure of agricultural land extending in total 4.284 acres 1.734 ha set on the outskirts of St Bees Village. The land is suited to those seeking agricultural land, with amenity, lifestyle and equestrian potential.
The land is adjacent to a shingle shoreline of the Irish Sea coast, close to St Bees Headland.

Guide Price £50,000

Along the eastern boundary of the parcel there is a large gutter and beyond the gutter is the railway embankment, along the western boundary of the field there is a well-used foot pass and a bank with natural vegetation. The field parcel has been fenced with post and wire to separate the footpath from the grazable area of the field. The land is low, lying and reasonably flat. There are small areas of soft rushes with a major majority of the land being permanent pasture. On the northern boundary the footpath crosses the field to a footbridge which then
crosses the railway line.

Location

The land is accessed from Main Street and a long Sea Mill Lane and under a railway underpass into a public car park. From the car park there is a footbridge and a more substantial bridge for vehicles over a large gutter. The vehicle bridge leads onto the shoreline and it is assumed that there is a access to the land parcel over this area. What3Words: breakfast.repeats.slightly



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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.

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.

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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