



AGRICULTURAL & AMENITY LAND AT KINNISIDE, ENNERDALE, CA23

**Approximately 25.861 Acres (10.465 Ha) | Available as a Whole or in
Two Lots**

An attractive block of agricultural and amenity land situated in a beautiful rural location at Kinniside, within the Ennerdale Valley. The land enjoys an attractive outlook over the surrounding countryside and towards the fells.

Extending in total to approximately 25.861 acres (10.465 hectares), the land offers a mixture of mowing, grazing and rough grazing ground. Both lots benefit from roadside access and the land has the benefit of a natural water supply. The property is likely to appeal to farmers seeking additional grazing or mowing ground, equestrian purchasers looking for useful land, and those seeking amenity land in an attractive countryside setting.

LOT 1 – 8.635 Acres (3.494 Ha)

Guide Price: £50,000

A useful parcel of land comprising a mixture of mowing and grazing ground, with roadside access and a natural water supply. The lot offers an opportunity for farmers requiring additional grassland, equestrian purchasers seeking useful grazing or amenity land, or those looking for a manageable parcel of countryside.

LOT 2 – 17.226 Acres (6.971 Ha)

Guide Price: £50,000

A larger parcel of predominantly rough grazing land extending over attractive undulating ground. The lot benefits from roadside access off Nannycatch Road and a natural water supply, making it of particular

interest to farmers and equestrian purchasers seeking additional grazing, as well as those looking for amenity land.

THE WHOLE – 25.861 Acres (10.465 Ha)

Guide Price: £100,000

The sale of the whole provides an opportunity to acquire a substantial block of countryside with a useful combination of mowing, grazing and rough grazing land. The property is likely to appeal to farmers seeking additional land, equestrian purchasers requiring grazing ground and purchasers looking for an attractive amenity holding, subject to any necessary consents.

METHOD OF SALE

The property is offered for sale by Private Treaty in two separate lots or as a whole. 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

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

SERVICES

The land benefits from a natural water supply.

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**

Tel: 01900 822016

Email: info@mitchellslandagency.co.uk

LOCATION

The land can be access directly from the main road leading from Cleator to Ennerdale.



