Mitchells SINCE 1873
LAND & PROPERTY

Bank Mill Camping and Caravaning Club Certified Site, Beckfoot, Silloth Cumbria CA7 4LF

Guide Price £100,000





Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

info@mitchellsestateagency.co.uk

01900 822016

Bank Mill Camping and Caravaning Club Certified Site, Beckfoot, Silloth Cumbria CA7 4LF

Guide Price £100,000

Property Description

The complex is known as Bank Mill Camping and Caravaning Club Certified Site (red on the plan) and comprises of a five-pitches which accept caravans and motorhomes with a further 10 camping sites. The area extends in total to approx. 0.66 Acres (0.26ha). There is a metered mains water supply to the land. The site is situated in the Solway Area of Natural Beauty immediately adjacent to the sand dunes and beaches of the Mawbray Banks Nature Reserve on the Solway Firth with views across to the Southern Scottish Hills.

The site also has views towards the mountains of Lake District National Park which is 30 minute drive east.

AVAILABLE BY SEPARATE NEGOTIATION TO THE PURCHASER OF THE CARAVAN AND CAMP SITE

Adjacent to the caravan site there is an agricultural field (green on the plan) extending to approximately 8-acre field which is currently used for livestock grazing, 2.5 Acres of this field is available to purchase.

On the south side of the site there is an additional area of agricultural and amenity land (yellow on the plan) extending to approx. 0.28 acre (0.11ha), this area includes a single-story garage. There is a metered electricity supply to the garage (this currently feeds the serviced sites).





Location

What3Words: polka.jiffy.emulated

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 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
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
Strictly by appointment with the selling agent: 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 a metered mains water supply. There is an electricity supply in the yellow area.

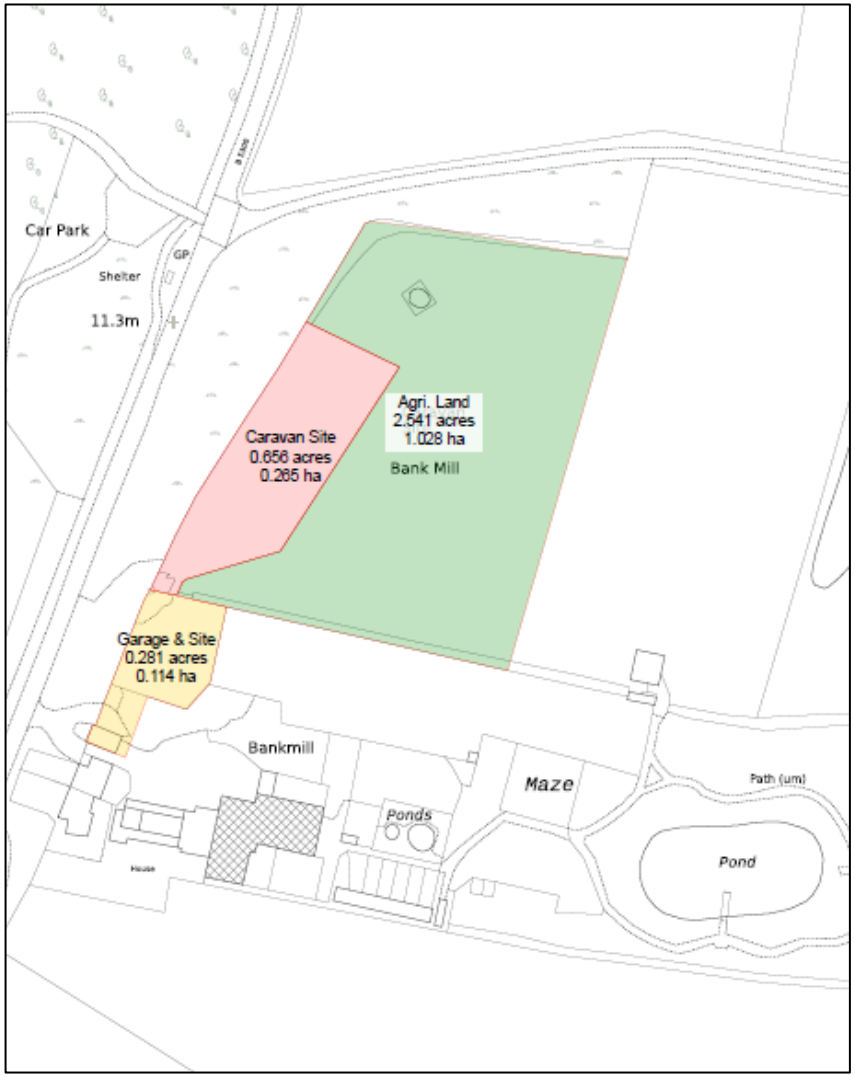
VENDOR'S SOLICITOR:
TBC

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.

HEALTH & SAFETY
We would ask you to be as vigilant as possible when inspecting the land, and around livestock.

PLANNING AUTHORITY
Cumberland Council, Cumbria House, 117 Botchergate, Carlisle, CA1 1RD



Mitchells SINCE 1873
LAND & PROPERTY

Bank Mill Camping and Caravaning Club Certified Site, Beckfoot, Silloth Cumbria CA7 4LF

Guide Price £100,000





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.

OnTheMarket
The Property Ombudsman
rightmove

Mitchells SINCE 1873
LAND & PROPERTY

Bank Mill Camping and Caravaning Club Certified Site, Beckfoot, Silloth Cumbria CA7 4LF

Guide Price £100,000

