

Land at Distington

Distington, Workington, Cumbria, CA14 5SP

A superb opportunity to purchase sound agricultural, pasture and amenity land. Offered for sale in two lots or as a whole.

Expected to be of interest to nearby farmers, investors or those looking at environmental opportunities.

Lot 1: 19.01 acres (7.70ha). £95,000 Lot 2: 26.08 acres (10.55). £130,000

As a whole: £225,000 In all about 45.09 acres (18.25 ha).

By Informal Tender to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Staveley, LA8 9PL. No later than Friday 22nd March 2024



Key Features

- 45.09 acres (18.25 hectares) of sound pasture and grazing land with interspersed areas of grazed scrub woodland.
- Available in two ring fenced lots or as a whole.
- Natural water supplies.
- Good access via shared access track.
- Potential for environmental opportunities and income including biodiversity net gain, woodland creation and environmental schemes.
- Of interest to local property and land owners, farmers and investors.

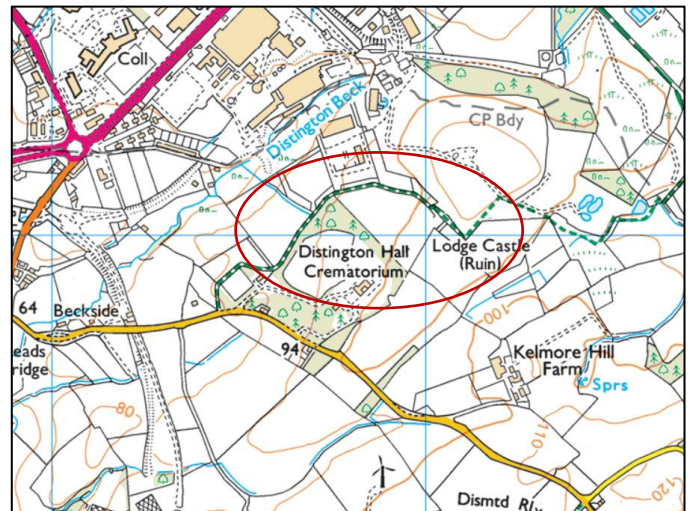
Location

The land is located just 1 mile from the village of Distington, approximately 5 miles south of the popular town of Workington and 10 miles south-west of Cockermouth.

What3words: offerings.harshest.about

Directions

From Cockermouth take the A66 towards Workington. Continue on this road for approximately 7 miles before taking a left at Bridgefoot Roundabout onto the A595. Follow the road for approximately half a mile before taking a left at Distington Roundabout onto the B5306. Continue for approximately 500m before taking the first left on the road signposted to the crematorium. Continue for approximately 600m and the track leading to the land is located on your left.





Schedule of Lots

Lot No	Description	Colour on Plan	Acre	Ha
1	Pasture and Woodland	Red	19.01	7.70
2	Pasture and Woodland	Blue	26.08	10.55

LOT 1 - extending to 19.01 acres (7.7 hectares) Edged red on the sale plan

Four enclosures of useful pasture land, with environmental and scheme income potential. The land benefits from natural water supplies and boundaries consist of walls and post and wire fences.

Number on plan	Field No	Description	Acres	Hectares
		Track	0.60	0.24
1	5094	Pasture	2.43	0.98
2	4201	Pasture and woodland	6.34	2.57
3	5609	Pasture	6.54	2.65
4	5316	Pasture	3.10	1.30
		Total	19.01	7.70

LOT 2-extending to 26.08 acres (10.55 hectares) Edged purple on the sale plan.

Six enclosures of sound pasture land, with potential for biodiversity net gain. The livestock proof external boundaries consist of walls and post and wire fences and the land benefits from a mains and natural water supply. The historic ruins of Lodge Castle are also located in this lot which abuts.

Number on plan	Field No	Description	Acres	Hectares
		Track	0.60	0.24
5	9997	Pasture	14.43	5.84
6	2197	Pasture	5.63	2.28
7	3395	Pasture	1.50	0.61
8	3291	Scrub woodland	1.41	0.57
9	3886	Pasture	2.51	1.02
		Total	26.08	10.55

Tenure Freehold.

Vacant possession upon completion.

There is a grazing licence on the land which can be terminated at short notice.

Water Supplies Both lots benefit from natural water supplies and there is also a mains water supply in lot 2.

Access Both lots will be sold with a right of access over the first part of the track leading from the road, highlighted pink on the sale plan.

Lot 1 is accessed via the track leading from the road.

Lot 2 will be sold with a right of way across the track, highlighted orange on the sale plan. The purchaser of lot 2 will be required to pay proportionately to the upkeep of the track.

Wayleaves and Easements The sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not.

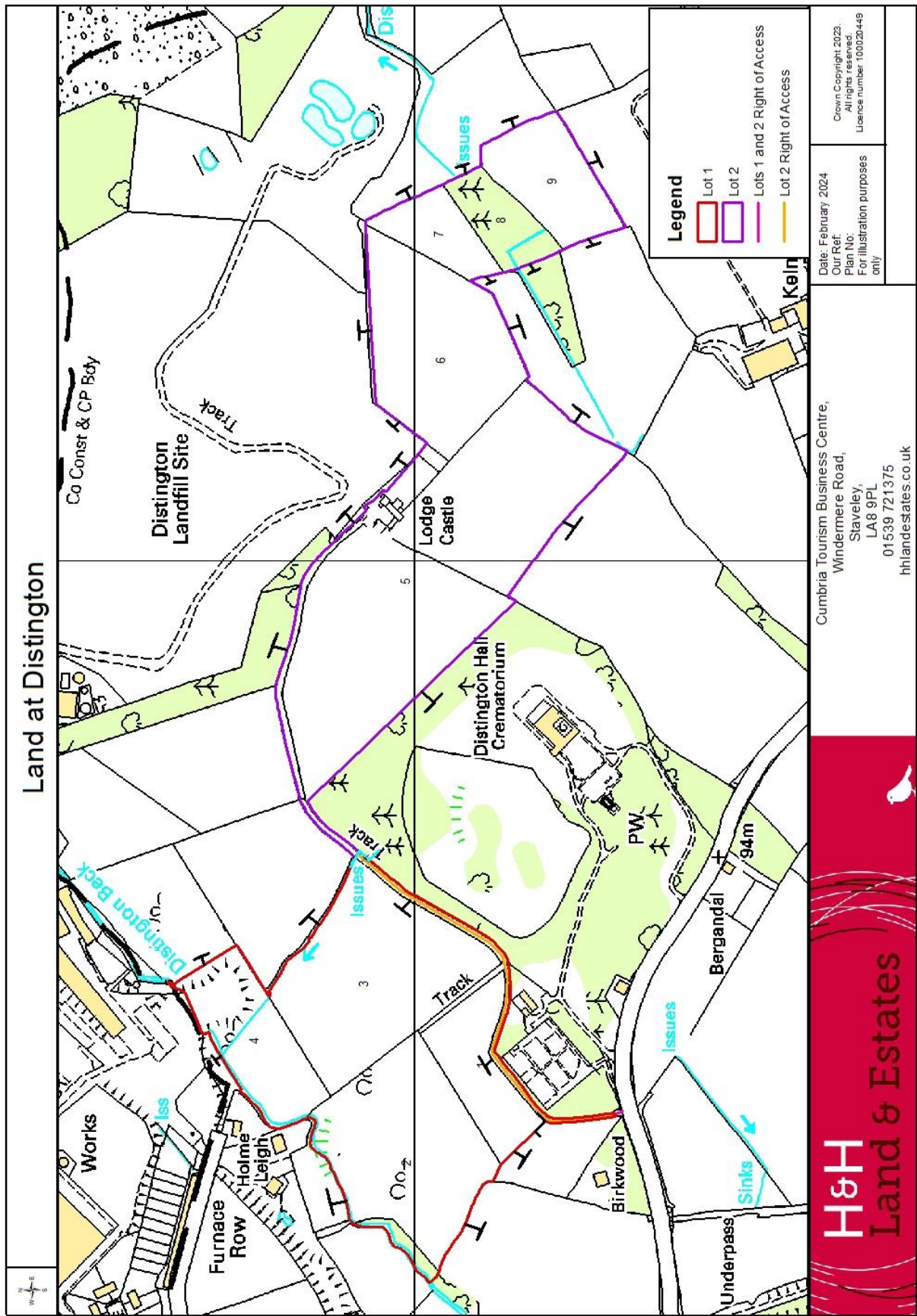
Boundaries The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

Environmental Stewardship Schemes The land is free from any Environmental Schemes and therefore the new owners have the ability to apply for such schemes and income opportunities.

Local Planning Authority Copeland Borough Council. Tel No: 01946 598300.

Viewing The land can be inspected at any reasonable time provided that a copy of these particulars are in possession.

Note There are historic boreholes within lot 2 and the vendor is communicating with the appropriate third party to have these removed as that agreement has now expired.



Cumbria Tourism Business Centre,
Windermere Road,
Staveley,
LA8 9PL
01539 721375
hhländstates.co.uk

Date: February 2024
Our Ref:
Plan No:
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IMPORTANT NOTICE: These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

Anti-Money Laundering Regulations: Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.

OFFER FORM

Land at Distington, Workington, Cumbria, CA14 5SP

1. Name:

Address:

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Post Code: Tel No:.....

Email:.....

2. Best and Final Offer:

Lot 1:.....

Lot 2:.....

Lot 1 &2:.....

3. Buyers Solicitor:

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4. Please provide full details of funding arrangements:

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5. Conditions: [a] Subject to Contract.

Offers to be submitted to the Selling Agents Offices, H&H Land & Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL, no later than 12noon Friday 22nd March 2024 in a sealed envelope marked "Land at Distington" or emailed to kendal@hhlandestates.co.uk ensuring to call the office on 01539 721375 (option 3) to check your tender has been received.