



Land at Anthorn **Wigton CA7 5AN**

A parcel of land extending in total to 21.99 acres (8.89ha) comprising grazing, rough grazing and a small area of woodland together with a range of redundant buildings, the sale also includes the access track from the main highway.

The land offers a range of uses, predominantly agricultural but could also has potential of development for lodges/glamping pods etc, subject to the relevant consents.

Guide Price: Offers in the Region of £200,000



Location

The land is located on the outskirts of Anthorn approximately 9.5 miles North East of Wigton and 12 miles West of the A689 Western Bypass.

Directions

From the A689 Western Bypass take the B5307 signposted Kirkbride, continue on this road for approximately 8 miles then turn right when signposted Whitrigg/Bowness/Anthorn and continue for a further 6 miles. The access to the land is the second lane off to the right after the residential properties.

Description

The land is shown edged red on the attached plan and includes the access track from the main highway, other users have a right of way over this track.

We are advised that the site is a former military camp and there are a number of redundant buildings on site which are a mixture of brick, concrete, asbestos and corrugated iron construction.

Within Field No 4 there is a block built building with a steel portal frame to the exterior and profile steel cladding which could be utilised for crop storage or stock housing. 9.45m x 5.55m

Potential Development

Subject to obtaining the relevant consents the land could lend itself for development for lodges/glamping pod/camp site etc. No formal enquiries have been made in this regard and we interested parties should contact Allerdale Borough Council to make their own enquiries.

The area is extremely popular in the tourism sector due to mudflats and tidal sands and the number of species of birds that can be spotted in the marshes.

Environmental Schemes

The land is not entered into any Environmental Schemes.

Basic Payment Scheme

The land is not registered for basic payment purposes.

Nitrate Vulnerable Zone

The land is not registered within a Nitrate Vulnerable Zone.

Sporting & Mineral Rights

The sporting and mineral rights are included in the sale in so as they are owned.

Viewing

Viewing is permitted at any reasonable time with the possession of these sales particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that gates are securely closed at all times.

Tenure

The property is offered for sale as a whole with vacant possession on completion.

Method of Sale

The property is offered for sale by Private Treaty as a whole. The Vendors reserve the right to exclude any of the property shown or to generally amend the particulars.

Field No	Ha	Acres	Description
1	1.32	3.26	Grazing
2	0.41	1.03	Woodland
3	0.87	2.16	Rough Grazing
4	4.15	10.26	Grazing and Buildings
5	2.14	5.28	Rough Grazing
	8.89	21.99	

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Vendor's Solicitor: Ian Sharman, Cartmell Shepherd, Bishops Yards, Penrith CA11 7XU.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.

IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

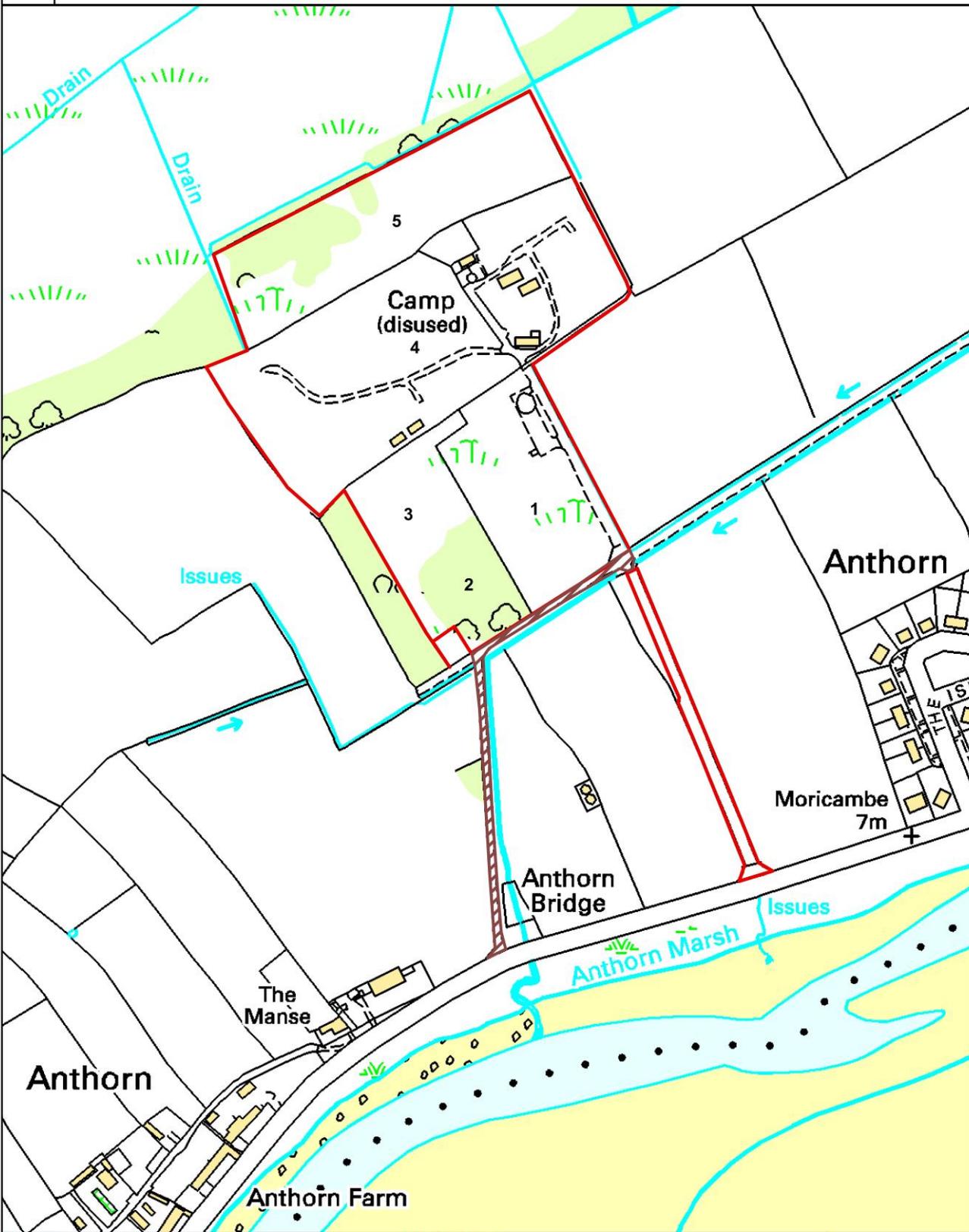
These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **April 2019**





Land at Anthorn



H&H
Land & Estates

Borderway
Rosehill
Carlisle
CA1 2RS
01228 406260
hhlandestates.co.uk

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only

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