



## **Land at Distington**

### **Workington CA14 4PS**

Good quality grazing land extending to 3.02 acres (1.22ha) with the benefit of roadside access, suited to agricultural or equine uses. The land is conveniently located 1.2 miles South of Distington with stunning sea views.

**Guide Price £30,000**



### Location

The land is located only 1.2 miles South of Distington with Workington lying 5.4 miles to the North West and Whitehaven 4.5 miles to the South West. Situated approximately 6 miles from the Lake District National Park.

### Directions

From Distington follow the B5306 heading South then take the second left signposted Pica onto Common Side leading to Swallow Hill, the land is on the left hand side after 0.6 miles.

What3Words: importing.bicker.crown

### Description

A useful block of good quality grazing land extending in total to 3.02 acres (1.12ha) and split into two paddocks.

The land benefits from roadside access and has a beck running along the Eastern boundary, the land is slightly undulating with a steep drop down to the beck, the boundaries are mainly hedgerows.

The land is suited to agricultural or equine uses however may be suitable for alternative amenity uses, subject to appropriate planning consent.

### Nitrate Vulnerable Zone

The land is not within a Nitrate Vulnerable Zone.

### Environmental Schemes

The land is not entered into any Environmental Schemes.

### Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

### Basic Payment Scheme

The land is not registered for Basic Payment purposes.

### Sporting & Mineral Rights

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

### Viewings

The land can be viewed on foot at anytime during daylight hours with a set of these sales particulars. Please ensure that all gates are closed behind you.



Field No	Ha	Acres
1	0.45	1.12
2	0.77	1.90
<b>TOTAL</b>	<b>1.22</b>	<b>3.02</b>

### Method of Sale

The property is to be offered for sale as a whole or in Two Lots by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

### Money Laundering Regulations

All Prospective Buyers should be aware we must undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

### 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:

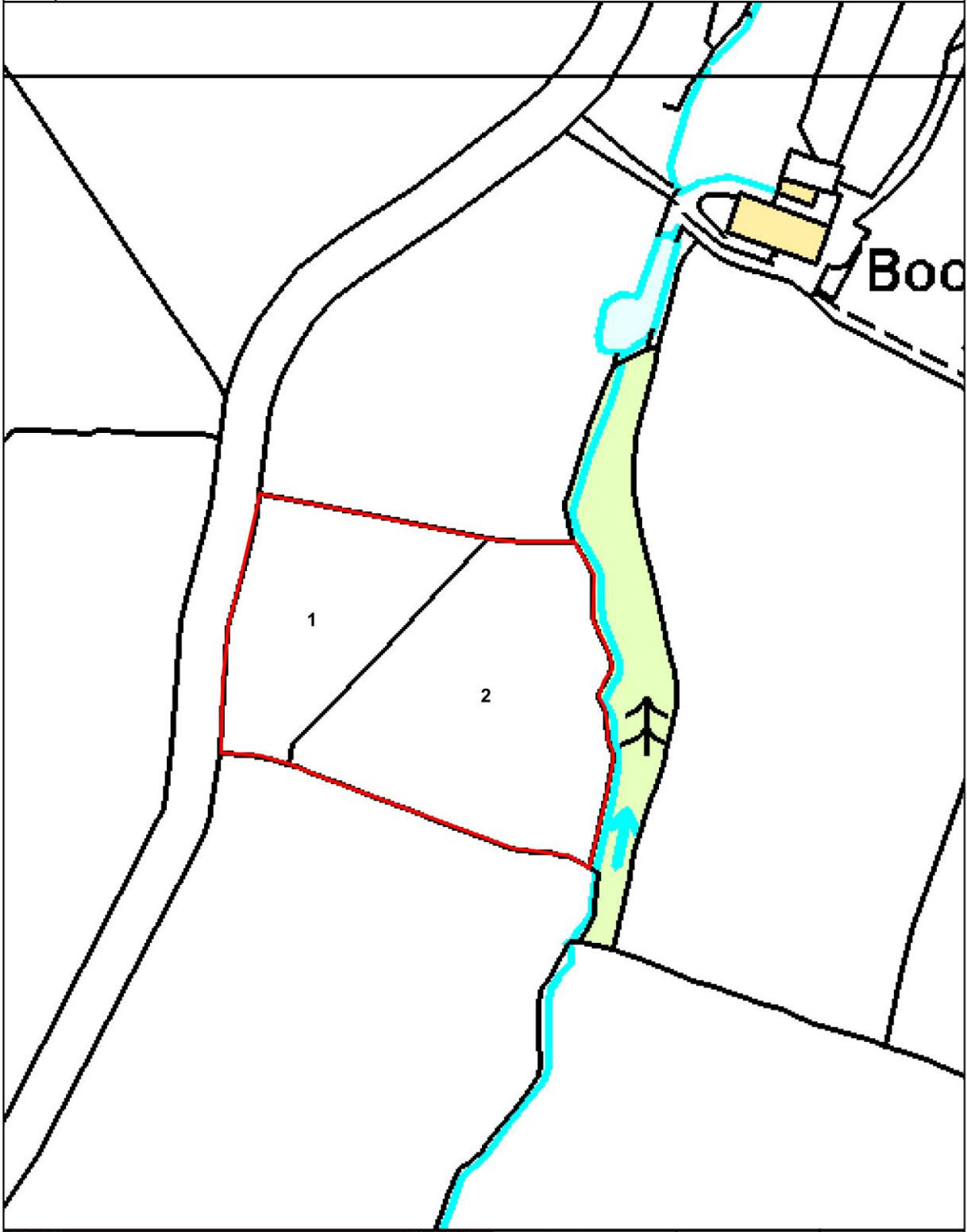
- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and 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;  
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- (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: **December 2021**



# Land at Distington



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Date: December 2021  
Our Ref: HMc116  
Plan No: V1  
Illustration Purposes

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