

**FOR SALE**

**Land at Arlecdon**

Arlecdon, Frizington, Cumbria, CA26 3UB

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



# Land at Arlecdon

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An ideal opportunity to acquire a field on the outskirts of Arlecdon Village suitable for a wide range of uses. The land extends 4.62 acres (1.87 ha) of grazing land ideally located off the A5086 with roadside access. The land would suit either equestrian or livestock owners.

- Close to local amenities
- Scenic views to the Lake District
- Good access

For sale as a whole

## Selling Agents

Davidson & Robertson  
 Suite 7M  
 Lakeland Business Park  
 Cockermouth  
 Cumbria  
 CA13 0QT

Tel: 01900 268633  
 Email: sales@drrural.co.uk  
 Web: www.drrural.co.uk

## Situation

The field is situated south west of the centre of the village Arlecdon, just off the A5086.

Arlecdon – ¼ mile      Whitehaven – 6 miles  
 Cockermouth – 10 miles      Workington - 16 miles

## Access

Access to the property is off the A5086.

## Directions

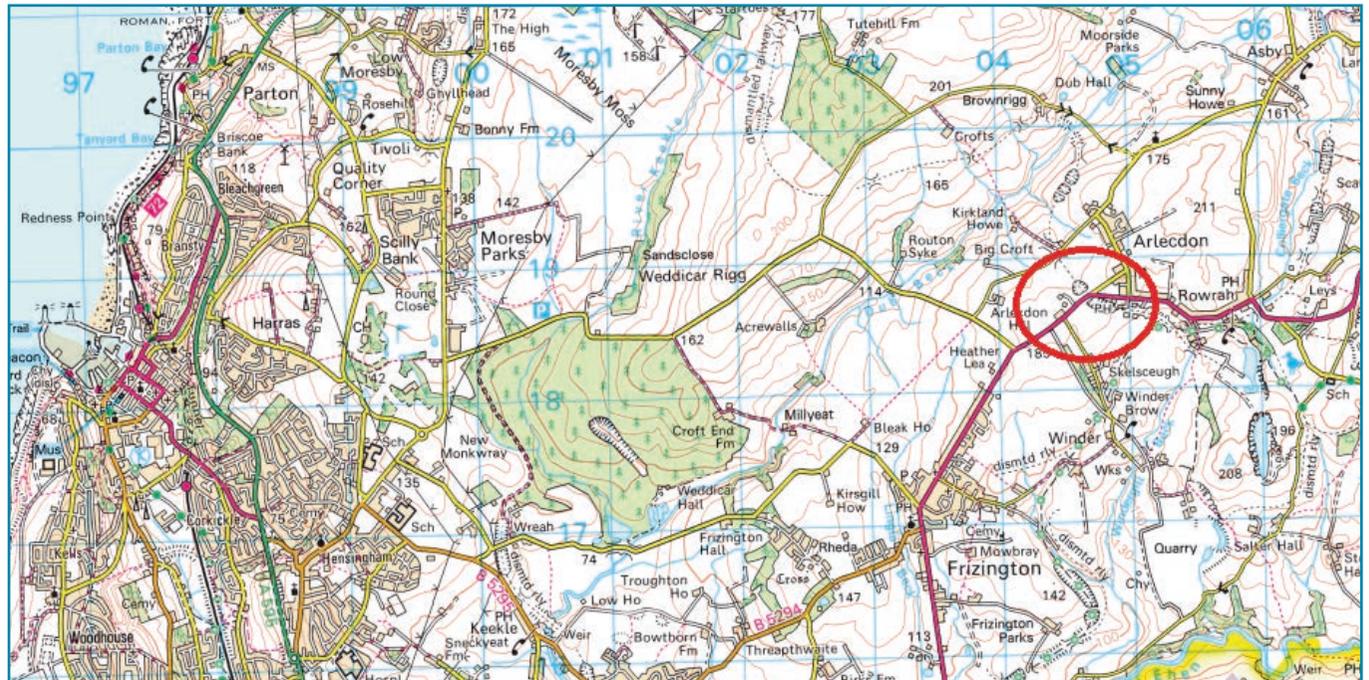
From Cockermouth, follow the A5086, after exiting Rowrah, the field is on the right hand side after Barwise Row.

From Cleater Moor, travel north on the A5086 for 4 miles and the field is on your left after Arlecdon Vicarage, before Barwise Row.

From Whitehaven, take the Moresby Parks Road, then take the road signposted for Frizington.

After 6 miles turn left towards Rowarah. The field is on the left side before Barwise Row.

For Satnav users, use the post code CA26 3UD



### Description

The land adjoining Arlecdon Vicarage extends to approximately 4.62 acres (1.87 ha) of permanent grass land. The land is well fenced and benefits from views over to the Lake District with good access and would suit a range of users.





#### Basic Payment Scheme (BPS)

There are no BPS entitlements included in the sale

#### Environmental

The land is not subject to any environmental schemes

#### Development

The Land at Arlecdon is sold subject to a clawback of 25% of the uplift in value created by a non-agricultural use over a period of 25 years from the date of sale.

#### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

#### Mineral Rights

Mineral Rights are included to the extent they are included within the vendor's title.

#### Local Authority

Cumbria County Council and Copeland Borough Council

#### Easement/Wayleaves

There is a United Utilities water pipeline to the north of the property. The current owner reserves payments to 31st December 2020 including the easement payment.

#### Tenure and Possession

The land is freehold and vacant possession will be given on the date of completion.

#### Method of sale

The property is offered for sale by private treaty.

#### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

#### Solicitor

Sam McAlister  
Minihan McAlister  
Warwick Mill Business Centre  
Warwick Bridge  
Carlisle  
CA4 8RR

01228 217218

[sam@minihanmcalister.co.uk](mailto:sam@minihanmcalister.co.uk)

#### Date of Entry

By mutual agreement.

#### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

#### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 01900 268633 or via email [sales@drrural.co.uk](mailto:sales@drrural.co.uk) All viewings are to be arranged with the selling agents. Please note with current COVID 19 restrictions inspections should be carried with due diligence and all relevant government compliance should be adhered to.

#### Important Notes

##### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

##### Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, to the Selling Agent.

##### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Photos taken summer 2020

Particulars prepared September 2020

