



FOR SALE
Land at Bootle

Millom, Cumbria, LA19 5TB

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

Land at Bootle

Millom, Cumbria, LA19 5TB

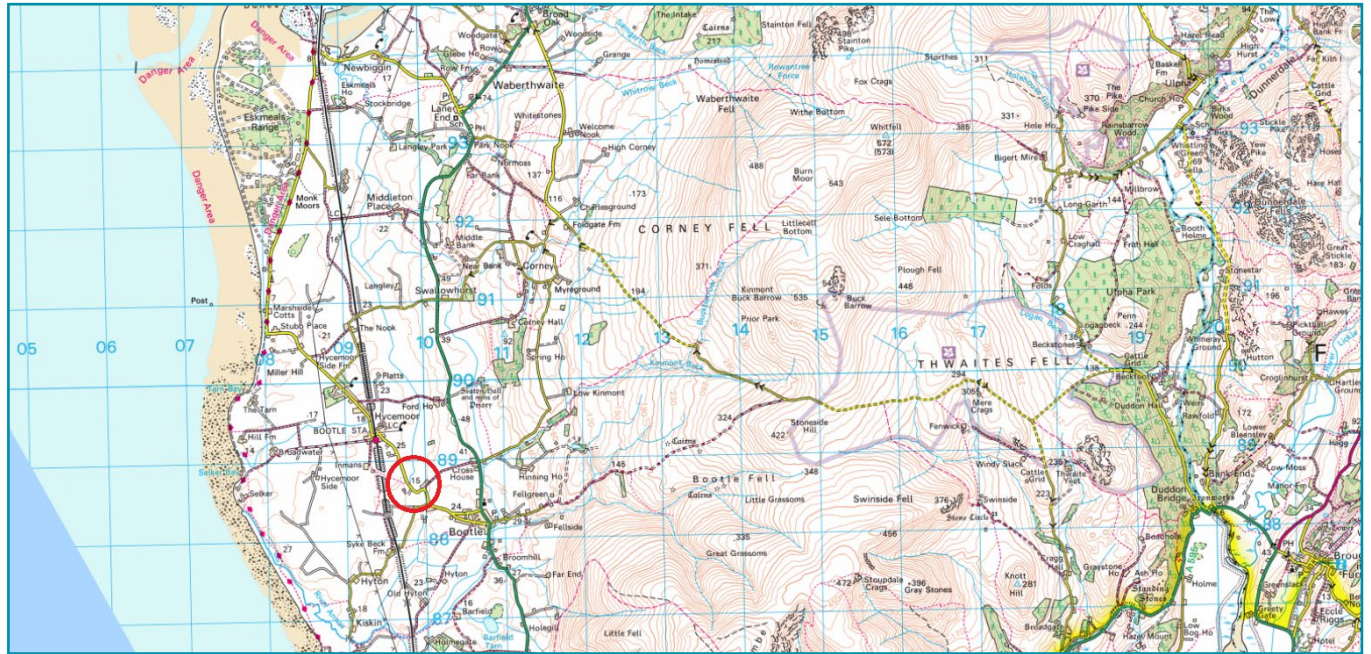
An opportunity to acquire grazing land on the outskirts of the village of Bootle.

For sale in three lots or as a whole.

Lot 1 – 16.33 acres (6.61 hectares) or thereby

Lot 2 – 8.87 acres (3.59 hectares) or thereby

Lot 3 – 14.70 acres (5.95 hectares) or thereby



Situation

The land is located to the east of the village of Bootle.

Bootle is easily accessible from the A595, which boasts good access to West Cumbria, Carlisle to North, and Millom and Broughton-in-Furness to the South.

- Millom – 8 miles
- Broughton in Furness – 12 miles
- Seascale – 14 miles
- Whitehaven – 25 miles
- Workington – 32 miles
- Cockermouth – 36 miles

Access & Directions

Bootle can be accessed directly from the A595. Access to the land can be obtained by exiting Bootle Main Street on to Church Lane. Continue along Church Lane passing Bootle Fire Station on your left. After a bend in the road the land can be found on both sides of the road.

Lot 1 & Lot 2 can be access directly off Church Lane. Lot 3 can be accessed via Lot 2.

What3Words

Forgotten.enhances.totals (access to Lot 1)
crop.clockwork.reeling (access to Lot 2)

Description

The land at Bootle comprises three fields located to the east of the village of Bootle.

Lot 1

Lot 1 extends to 16.33 acres (6.61 hectares) or thereby.

The land is currently used for grazing and cropping, and slopes upwards away from the road. The land benefits from roadside access and a mains water supply to a water trough on the roadside boundary.

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

Lot 2

Lot 2 extends to 8.87 acres (3.59 hectares) or thereby.

The land is currently used for grazing and cropping. The land benefits from roadside access and a mains water supply to two water troughs.

Lot 3

Lot 3 extends to 14.70 acres (5.95 hectares) or thereby.

The land is currently used for grazing and cropping, and has previously been used to grow oilseed rape and turnips.

The land benefits from a natural water supply.

Lot 3 can only be accessed via Lot 2.

We are aware that there is an electricity pole located close to the top boundary within Lot 3.

Lot	Acres	Hectares
1	16.33	6.61
2	8.87	3.59
3	14.70	5.95
Total	39.9	16.15

Services

Lot 1 & 2 benefits from a mains water supply.

It is up to prospective purchasers to make their own enquiries with regards to services for the property. It may be that connection(s) are reserved in favour of the Vendors retained property as part of the sale.

Clawback

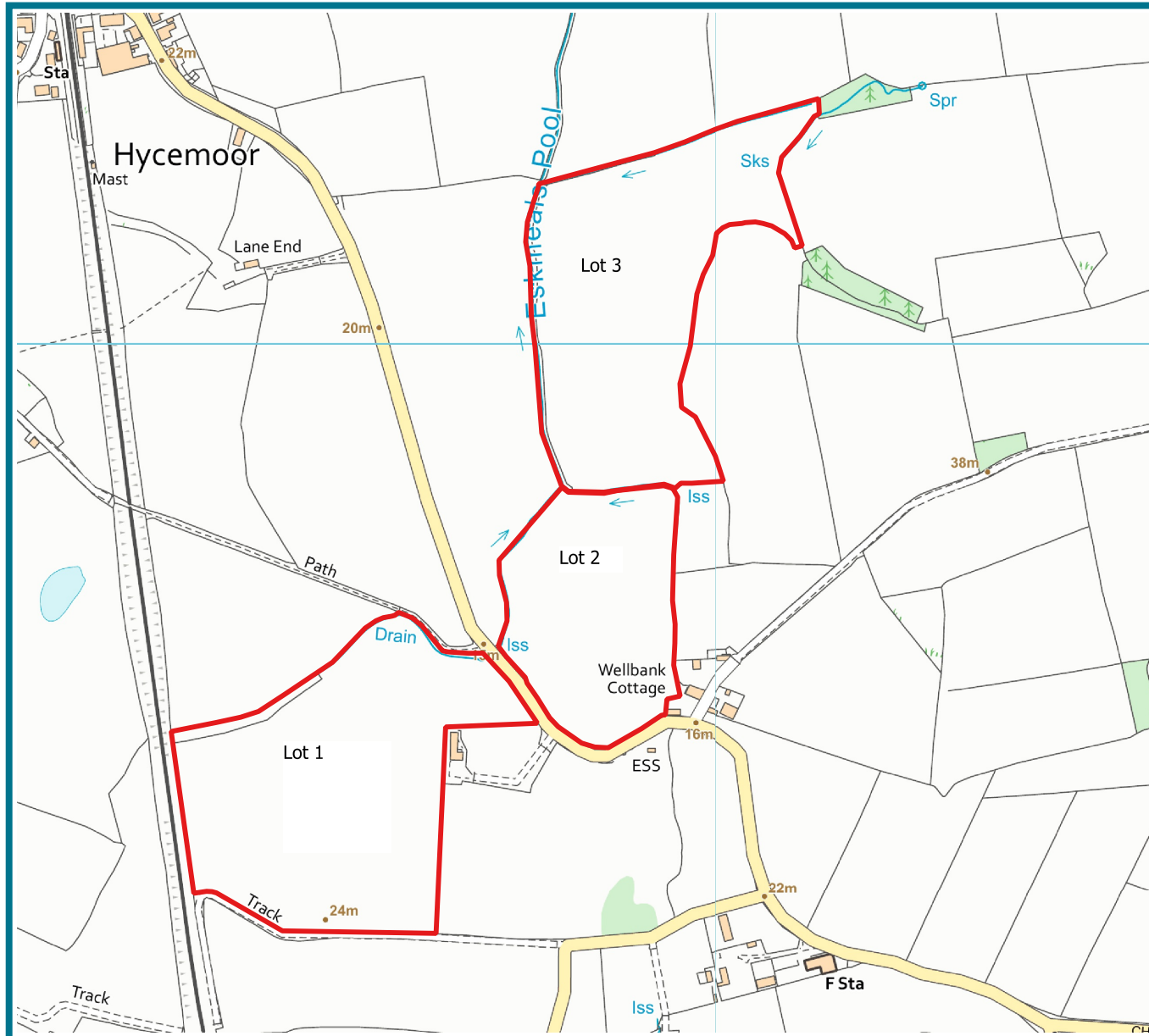
There are no current planning application submitted for any part of the property.

Please note that Lots 1 & 2 are subject to a clawback in favour of the Vendor. This is for a period of 25 years and a 30% uplift in value if planning permission is granted for anything other than its current use. Further details can be provided from the Vendors Solicitor.

Basic Payment Scheme (BPS)

The land is registered under the Basic Payment Scheme. The payment for 2024 will be retained by the Vendors.





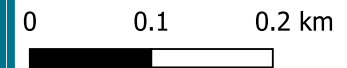
INDICATIVE SALE PLAN

Land at Bootle Millom LA19 5TB

23rd of August 2024

Key

- Lot 1 - 6.61 ha
- Lot 2 - 3.59 ha
- Lot 3 - 5.95 ha



Scale: 1:3683

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Environmental Scheme

We understand that the land is currently entered into a Countryside Stewardship Mid-Tier Agreement with effect from 1st January 2024 for 5 years.

Planning & Development

There are no known recent planning applications on this property. Prospective Purchasers should make their own investigations into any planning and building consents and seek relevant professional advice.

Sporting Rights

Any sporting rights are not included in the sale in so far as they are owned by the vendors.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Cumberland Council
117 Botchergate
Carlisle
CA1 1RF
Tel: 0300 373 3730

Plans, Areas, and Schedules

These are based on the RPA, 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 themselves 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 Ltd. Telephone: 01900 268633 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. 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

FAO: Richard Miller
Burnetts Solicitors LLP
3a Lakeland Business Park
Lamplugh Road
Cockermouth
CA13 0QT

Important Notes

Interested parties should register their interest and any proposals should be submitted to sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or 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 paperwork, to the Selling Agent.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Particulars and misrepresentation These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.

2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars Prepared: August 2024

Photographs Taken: October 2024

PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

 DRRural  davidson-robertson  Davidson_and_robertson

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