



LAND AT WALKMILL

MORESBY PARKS, WHITEHAVEN, CUMBRIA CA28 8XR



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38.76 hectares (95.78 acres) of restored land including mixed woodland, ponds and amenity areas, situated on the outskirts of Moresby Parks. Available in two lots or as a whole by Private Treaty.

Whitehaven 3 miles ♦ Workington 8 miles ♦ Cockermouth 13 miles
Carlisle 38 miles (All mileages are approximate)

Location and Situation

Walkmill Woodland provides an opportunity to purchase a substantial area of land with the potential for other uses including tree planting.

It was a former coal mining site which closed in the mid- 1960's, now redeveloped for recreation and amenity.

Walkmill is situated adjacent to the village of Moresby Parks and the Whitehaven Commercial Park, with an access and car park just off Walkmill Bridge and an access via an unadopted road, off Moresby Parks Road.

Land Description

The land is available in two lots or as a whole and extends to about 38.76 hectares (95.78 acres) in total or thereabouts. The terrain is undulating and bounded by mixed woodland and open areas of agricultural land. The majority of the land in Lot 1 is described as Disadvantaged and Lot 2 is Severely Disadvantaged in a Less Favoured Area. The former Colliery is undulating, ranging in height from 130 to 144 metres above sea level. The majority of the boundaries are post and wire fences.

The woodland areas comprise of planted Sitka Spruce and Scots Pine and mixed broadleaf species including Sycamore, Willow, Birch, Alder, Mountain Ash and Oak.

Lot 1 extends to 23.74 hectares (58.66 acres) or thereabouts and is shown shaded blue on the sale plan. The land includes mixed naturally regenerated woodland, rough grazing, pathway areas and a car park. The car park has a tarmac surface and has car parking for up to 8 vehicles.

Lot 2 extends to 15.02 hectares (37.11 acres) or thereabouts and is shown shaded green on the sale plan. The land comprises of mixed woodland, rough grazing, pond area, hard core pathways, a board walk and a separate access from Lot 1.

Rights of Way, Easements & Wayleaves

Lot 2 has an electricity pylon and overhead lines crossing the property.

There are several permissive footpaths, including boardwalks which cross the land.

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Services

There are no services.

Local Authority

Copeland Borough Council
The Market Hall
Market Place
Whitehaven
Cumbria
CA28 7JG
Tel: 01946 598300

Subsidies & Grants

There are no Basic Payment Scheme Entitlements or agricultural environmental schemes included with the sale.

Sporting Rights

The sporting rights are included in the sale in so far as they are owned by the vendors.

Minerals

The mineral rights are excluded from the sale.

Tenure

Freehold with vacant possession.

Solicitors

Legal Services Department
Cumbria County Council
Cumbria House 117 Botchergate
Carlisle, Cumbria
CA1 1RD
t 07968 793677
e Jane.Stark@cumbria.gov.uk

Method of sale

The land is offered for sale by formal tender as a whole. The closing date for receipt of tenders is 12.00 noon on Wednesday 23 January 2019. These are to be submitted using the official tender form and marked for the attention of Jane Stark and sent to Legal Services Department, Cumbria County Council, Cumbria House, 117 Botchergate, Carlisle, Cumbria CA1 1RD. Tender packs are available and can be obtained by contacting Jane Stark. The Vendor reserves the right to withdraw or exclude any part of the property, to amalgamate or subdivide the lots, or to sell the property at any time prior to the closing date. The contract and conditions of sale are included in the tender pack.

Completion will take place on Wednesday 6 March 2019.

The successful tender shall comprise two elements:

1. the price; and
2. a 20% revenue contribution

For example:

Successful bid £300,000.00

Revenue contribution £50,000.00

Price £250,000.00

The price and the revenue contribution will be invoiced separately. The transfer document will recite the amount of the successful bid as the consideration.

A guide to buying at formal tender. A prudent buyer will have;

- Inspected the property
- Confirmed the accuracy of the brochure
- Read the general and specific conditions of the sale and sale memorandum
- Checked the tender pack
- Checked any addendum
- Finance available for the purchase price
- Taken professional advice
- Taken account of Stamp Duty Land Tax

If your tender is successful there is a binding contract and 10% of the purchase price is taken as a deposit upon acceptance of the offer. This may be way of a bankers draft or cheque. The remainder of the purchase price must be paid on the completion date.

Nearest Postcode

CA28 8YD

Please be aware sole use of this postcode will not give accurate guidance to each lot, please use the sale plan included in the brochure to navigate.

Directions

To access the land, if travelling on the A595 southbound, at the Lillyhall roundabout, take the second exit onto the B5306 south towards Distington and follow this road for 1.1 miles, then take a left turn sign posted Pica and follow this road for 1.3 miles until you reach Moresby Parks. To access Lot 2, take a left turn onto the road towards Moresby Rugby Union Club and follow this hard core road until you reach the land, which is to the south of the track.

Lot 1 can be accessed via driving along Moresby Parks Road and taking a left turning onto a minor road, signposted Frizington. Follow this road for 0.6 miles until you reach Walkmill Bridge and turn left into the car park. All of the land can be accessed on foot from this car park.

Viewing

The land may be inspected at all reasonable times. Persons inspecting the land should carry a copy of the sales particulars and care should be taken at all times.

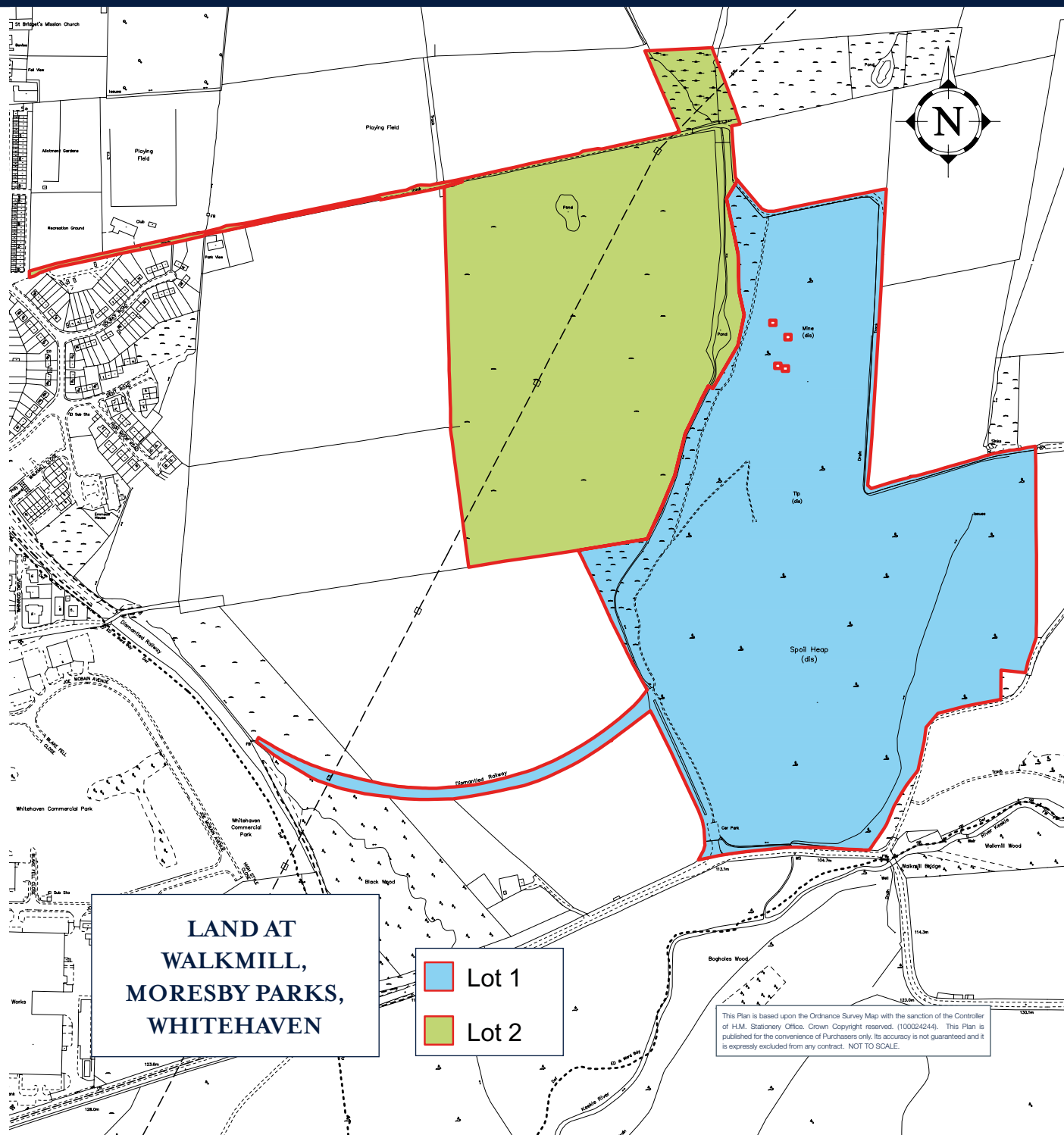
Date of Information

Particulars prepared – November 2018

Photographs taken – September 2018

Plans

All plans and road maps will appear in a frame with the OS copyright number and NOT TO SCALE unless alternative instructions are given in the plans section at the front of this document. Promap and other frames will be removed.





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