



Announcement of the sale by private treaty of approximately 9.42 acres of freehold amenity woodland set within the scenic Ulpha Valley offering unique amenity opportunities being offered with the benefit of vacant possession on completion.

**BLEABECK WOOD**

**ULPHA**

**BROUGHTON IN FURNESS**

**LA20 6DU**

**O/O £65,000**



**PROPERTY**

Part of the Ulverston Auction Mart Group

## **Tenure**

Freehold with vacant possession on completion.

## **Wayleaves/Easement**

The land is sold subject to, and with the benefit of, all rights of way, whether public or private, any existing or proposed wayleaves, easements or quasi easements, whether referred to within these particulars or not.

## **Boundaries**

Fence maintenance responsibilities, as far as they are known all boundaries are maintainable by the owner.

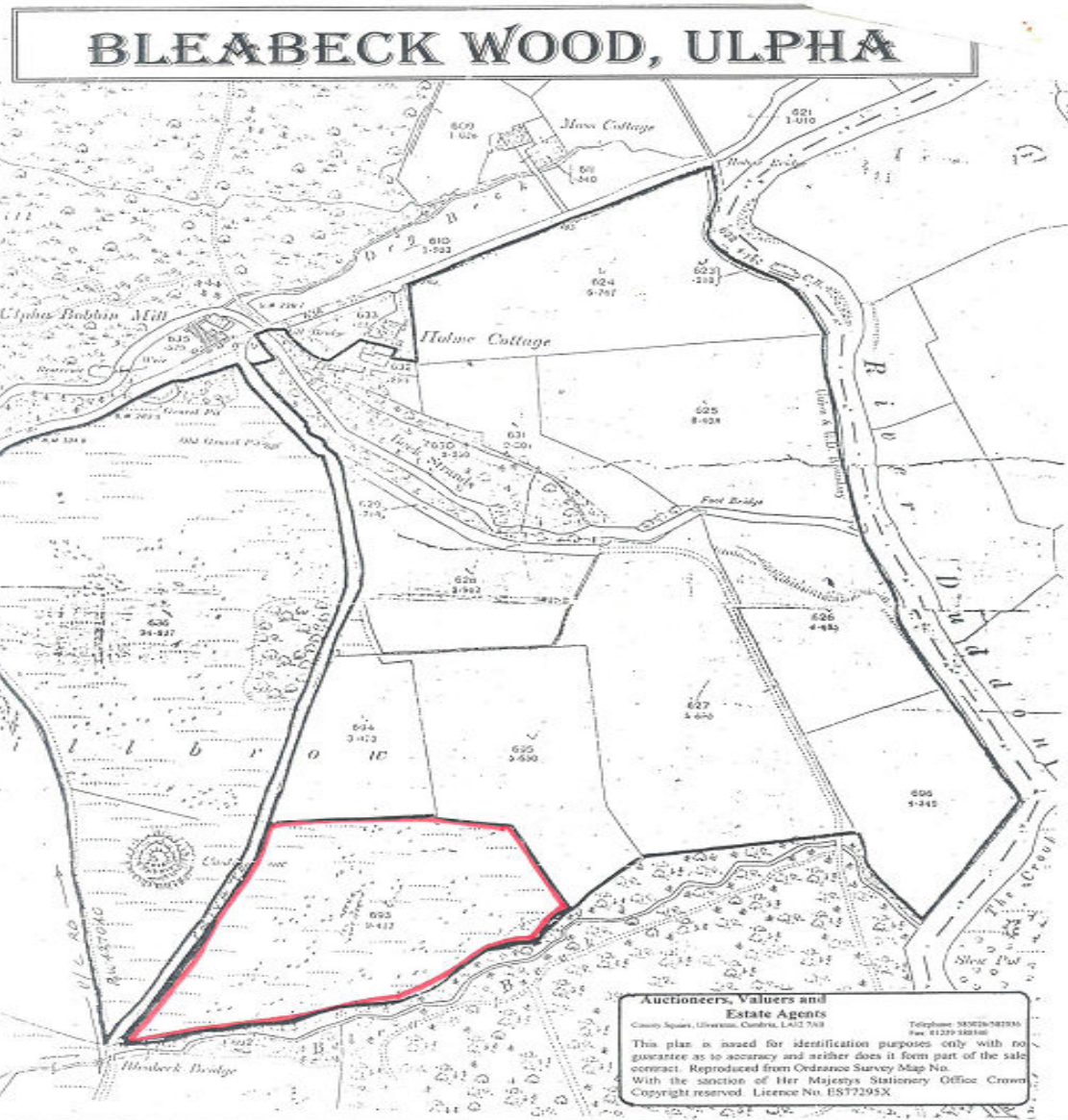
## **Inspections**

During normal business hours with a set of particulars to hand having due regard to the closing of gates and safety of any grazing livestock.

## **Directions**

Directly opposite Ulpha Bobbin Mill LA20 6DU is a track, as marked by our For Sale board. The wood is approx. 300m down the track on the left.





MISREPRESENTATION ACT 1967 (NOTICE)

These particulars do not constitute any part of, an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Vendors and Agents. No statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make or give, and neither Messrs Harrison Coward nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered subject to Contract and to remaining unsold.

**UAM Property, County Square, Ulverston, Cumbria,  
LA12 7AB**  
**01229 583026/01229 582056**  
[property@ulverstonauctionmart.co.uk](mailto:property@ulverstonauctionmart.co.uk)  
[www.uamproperty.co.uk](http://www.uamproperty.co.uk)

