



**LOT 1: approx. 5.09 acres**  
**O/O £50,000**

**LOT 2: approx. 2.55 acres**  
**O/O £35,000**

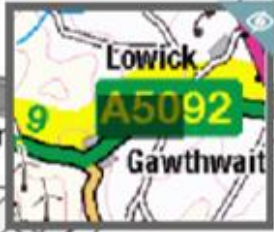
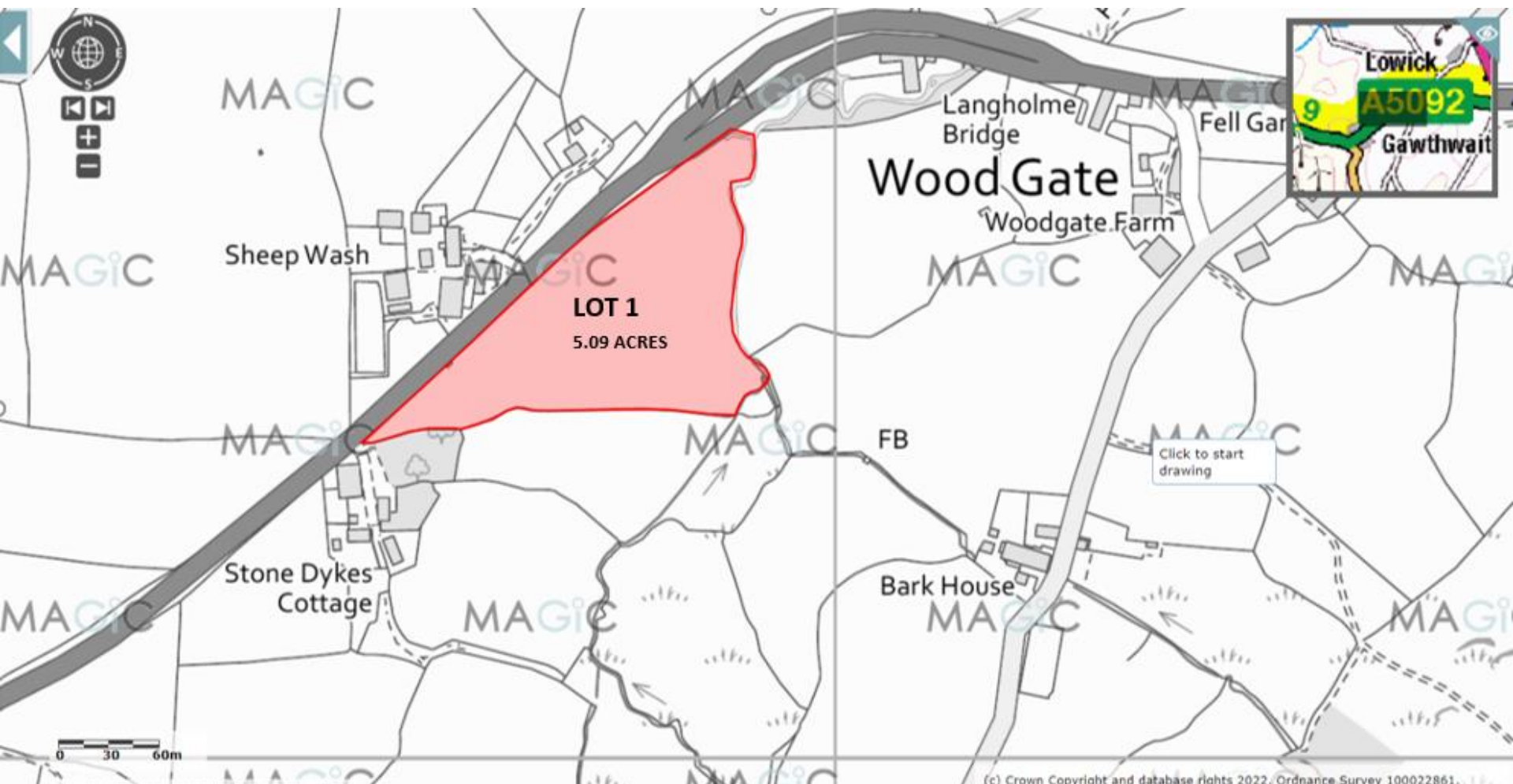
Sale by Private Treaty of approximately 7.64 acres of sound, productive mowing and grazing land. Having the benefit of vacant possession on completion. Natural water supply. Situated on Gawthwaite Hill, Nr Lowick Green with access from the A5092.

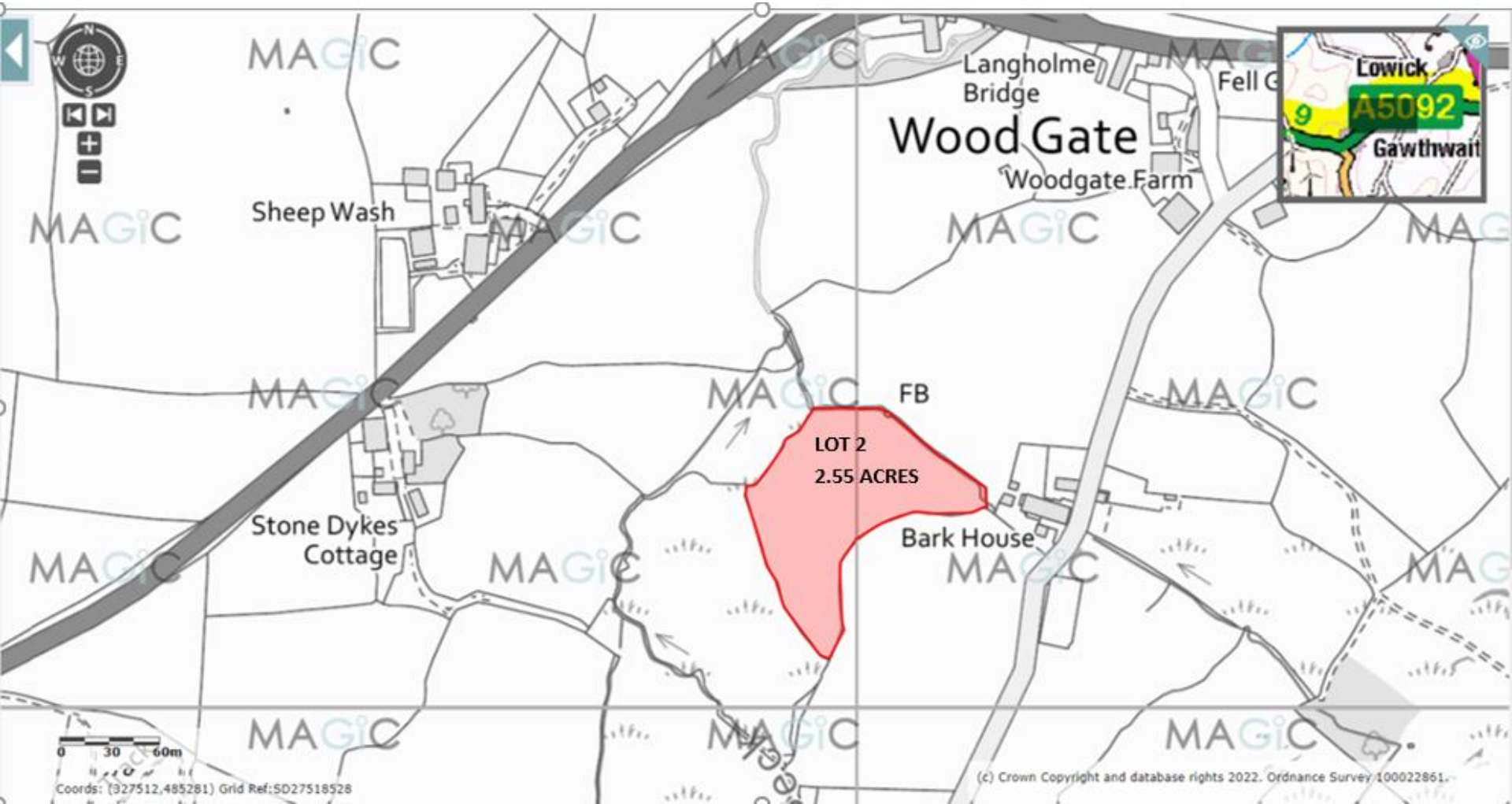
**LAND AT  
WOODGATE FARM  
GAWTHWAITE  
NR ULVERSTON  
LA12 8ES**



**PROPERTY**

Part of the Ulverston Auction Mart Group





Coords: (927512,485281) Grid Ref:SD27518528

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## **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. The land is accessed via the A5092.

## **Boundaries**

Fence maintenance responsibilities, as far as they are known, are shown by inward facing “T” marks.

## **Water**

We understand there to be a natural water supply.

## **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**

LOT 1: Directly from A5092 at Gawthwaite Village, as marked by our For Sale board.

LOT 2: At the bottom of Gawthwaite Hill (A5092), turn to Woodgate Farm/Ulverston and the land is found approx. 300m on the right-hand side, as marked by our For Sale board, an access track to be provided before completion.

### 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.

