



Announcement of the sale by private treaty of approximately 11.53 acres of freehold woodland set on the outskirts of Ulverston offering unique amenity opportunities being offered with the benefit of vacant possession on completion.



PROPERTY

Part of the Ulverston Auction Mart Group

Out Rake Plantation

Flan How

Ulverston

LA12 7PU

Guide £140,000

Description

The property extends to 11.53 acres of woodland, situated on the northern outskirts of Ulverston.

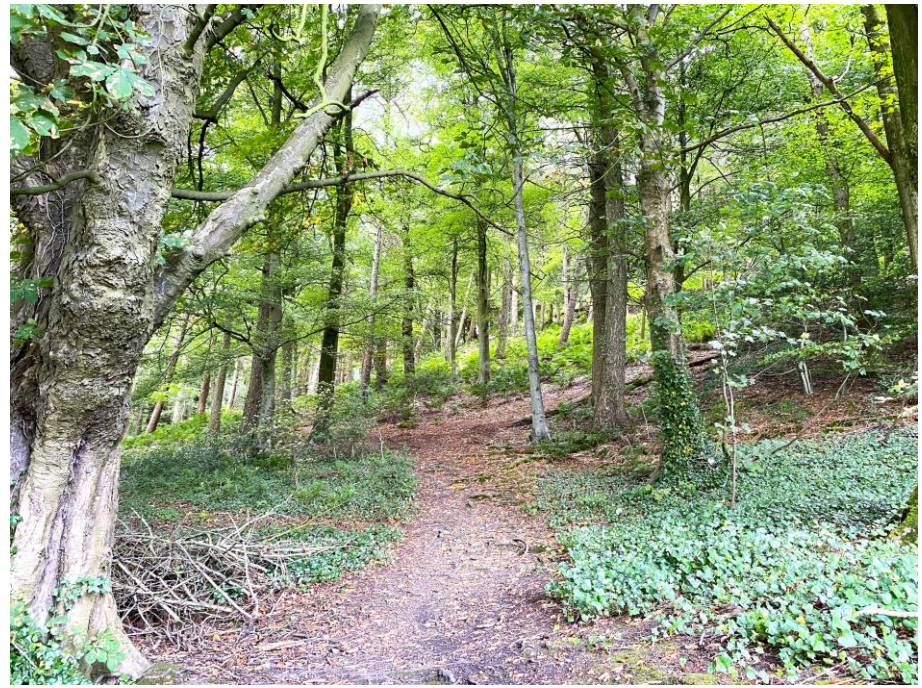
The woodland consists of one block of mature trees and shrubs including Oak, Sycamore, Ash, various pines and Holly.

The land has several existing paths and tracks which criss cross the property and make the majority of the wood accessible to walk.

Due to the location of the property, we believe it will be of high interest to a variety of individuals and businesses.

Tenure

Freehold with vacant possession on completion.





Permissive Footpath

We are aware of the presence of a permitted footpath on the property, we understand that there are no other footpaths that cross the property.

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.

Environmental Schemes

There are currently no Environmental Schemes or grants on the premises at the present time.

Boundaries

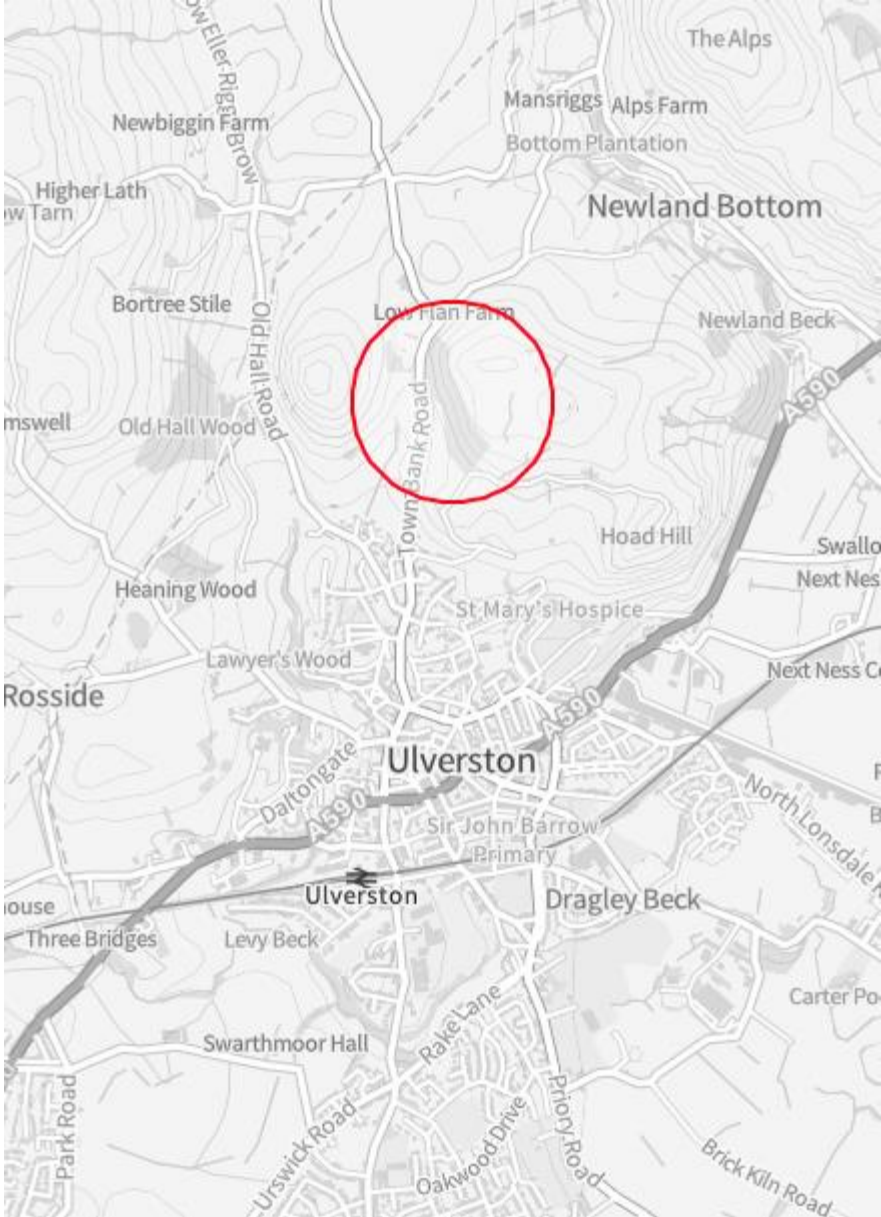
Boundary maintenance responsibilities, as far as known, are maintainable by the owner.



Site Plan



Location Plan



Water

We are not aware of any existing water supply at the property. There is the historic water tank for a neighbouring property, we believe this is no longer used and the tank is redundant.

Inspections

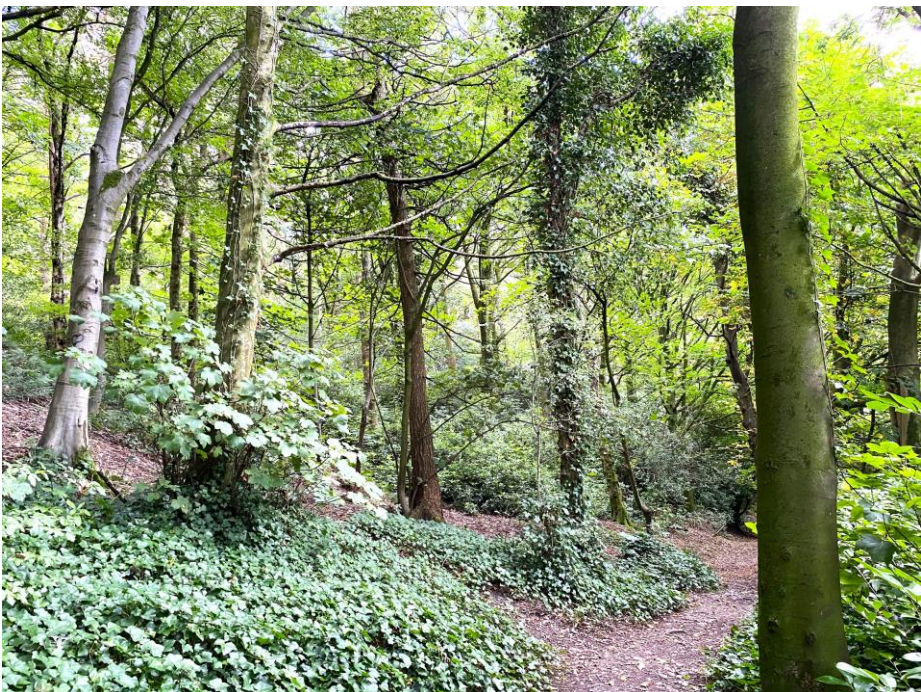
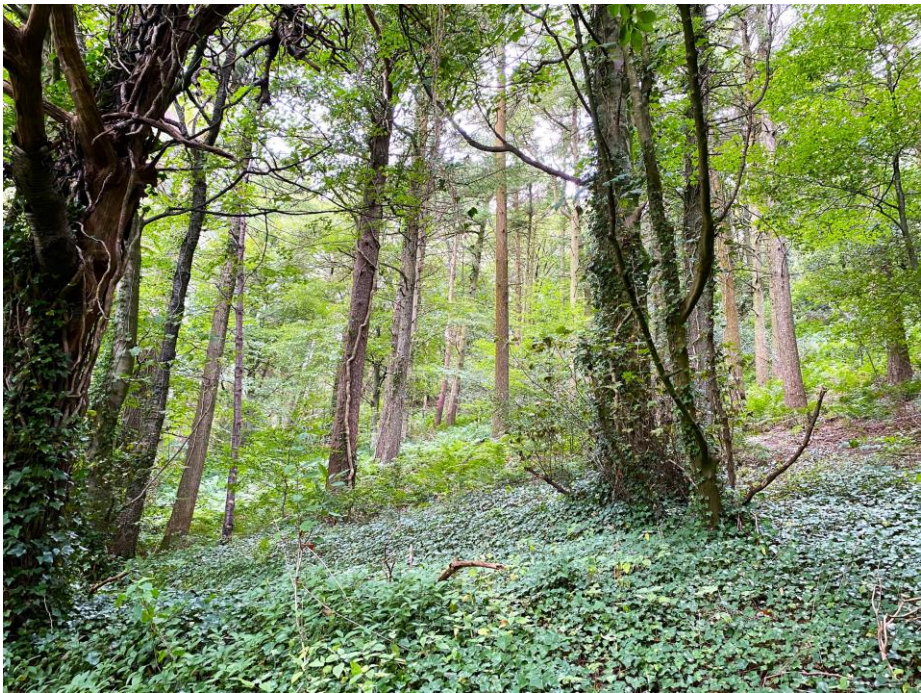
During normal business hours with a set of particulars to hand.

Health and Safety

Viewers should bear in mind the risk associated with woodland, as well as any wildlife that may be present at time of viewing.

We recommend all viewers to wear appropriate clothing and footwear to minimise the risks associated with viewing woodland.





Directions

From Ulverston, follow the B5281, more commonly known as Soutergate and Town Bank Road, following signs for Broughton. The property is located immediately after Salusbury House, on the right hand side before Low Flan Farm.

From Gawthwaite on the A5092, follow the B5281 towards Ulverston. Continue on the road for approximately 3.5 miles, the property is located on the left hand side immediately after Low Flan Farm.

Postcode

LA12 7PU



hazel.clutches.splinters



**UAM Property, County Square, Ulverston, Cumbria,
LA12 7AB**

01229 583026/ 01229 582056

property@ulverstonauctionmart.co.uk

www.uamproperty.co.uk

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.

