



Announcement of the sale by Private Treaty of a Garage and amenity/allotment land, with the benefit of vacant possession on completion.



**Land and Garage at
Spark Bridge**

Ulverston

Cumbria

LA12 7RR

Guide £50,000

Description

The property extends to approximately 80 square metres of amenity/allotment land with adjoining garage at Spark Bridge.

The property currently includes a garage with concrete flooring and an up and over door with good roadside access.

The property is surrounded by dry stone wall with fence panels giving extra depth and privacy and has wall top fencing along one side.

Due to the nature and location of the property we believe it will create high interest to a variety of individuals particularly for immediate neighbours and locals looking to own their own garage and land.

Site Plan





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.

Water and Electric

There is currently no connection to mains water, drainage or electric, however we believe that the services for all three are located along the adjacent road, so could be connected by the purchaser if desired.



Boundaries

Details relating to boundary maintenance responsibilities, can be obtained from the agents upon request.

Inspections

During normal business hours with a set of particulars to hand. Internal viewing of the garage is by appointment only.

Health and Safety

Viewers should bear in mind the risk associated with property, as well as any adjacent roads or 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 land and property.



Directions

From the A590 at the Greenodd roundabout take the exit onto the A5092 towards Broughton and Millom. Follow the road for approximately 1 mile, taking the turning right signposted to Spark Bridge. Approaching Spark Bridge, the property is on your left opposite the village hall.

From the A5092 at The Farmer's Arms junction, follow the road towards Spark Bridge village. Take the second turning right, signposted to Ulverston. The property is on your right opposite the village hall.

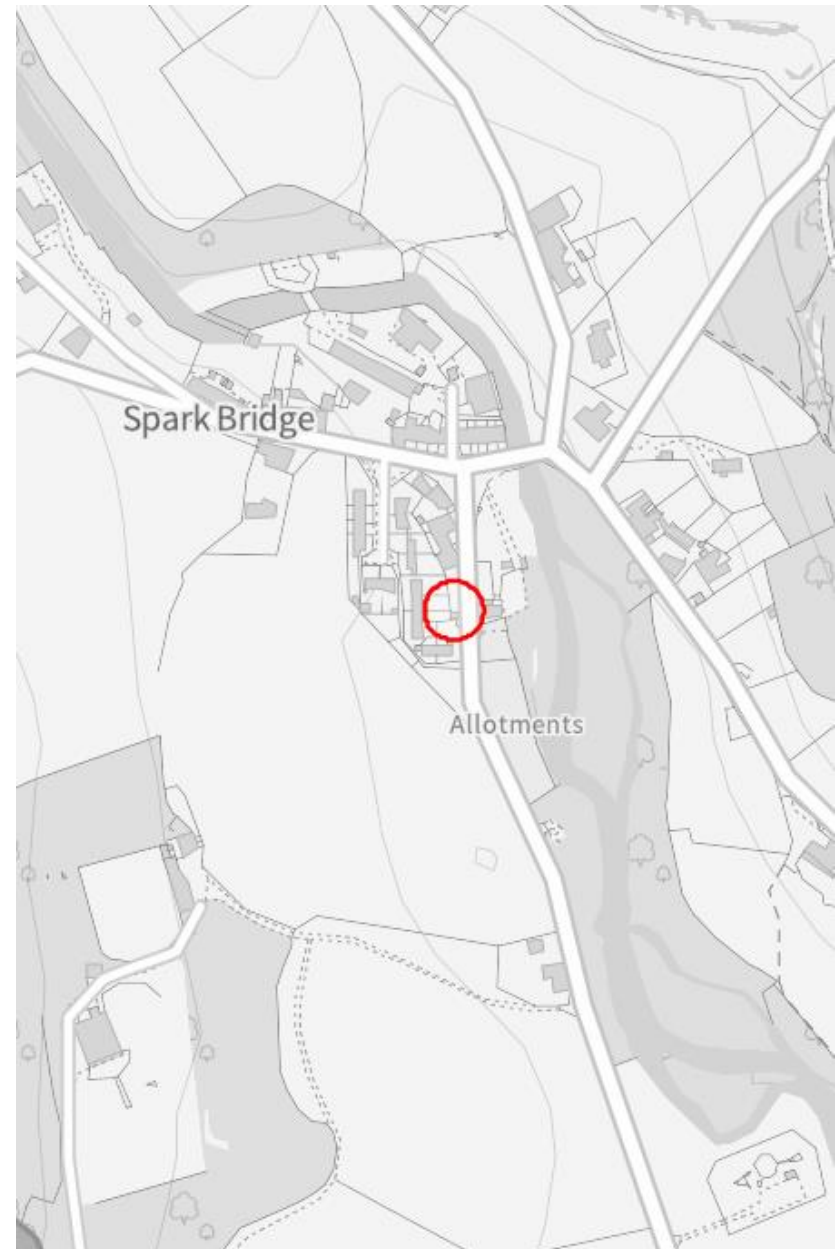
Postcode

LA12 7RR



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Location Plan





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