



Announcement of the sale by Private Treaty of approximately 72.26 acres of freehold agricultural, amenity, meadow and pastureland and woodland on the outskirts of the Lake District National Park, with the benefit of vacant possession on completion.



PROPERTY

Part of the Ulverston Auction Mart Group

Land at Hallsteads Farm

Kirkby-in-Furness

Cumbria

LA17 7XX

Guide £520,000

Description

The property extends to 72.26 acres of meadow, pastureland and woodland, on the outskirts of the Lake District National Park.

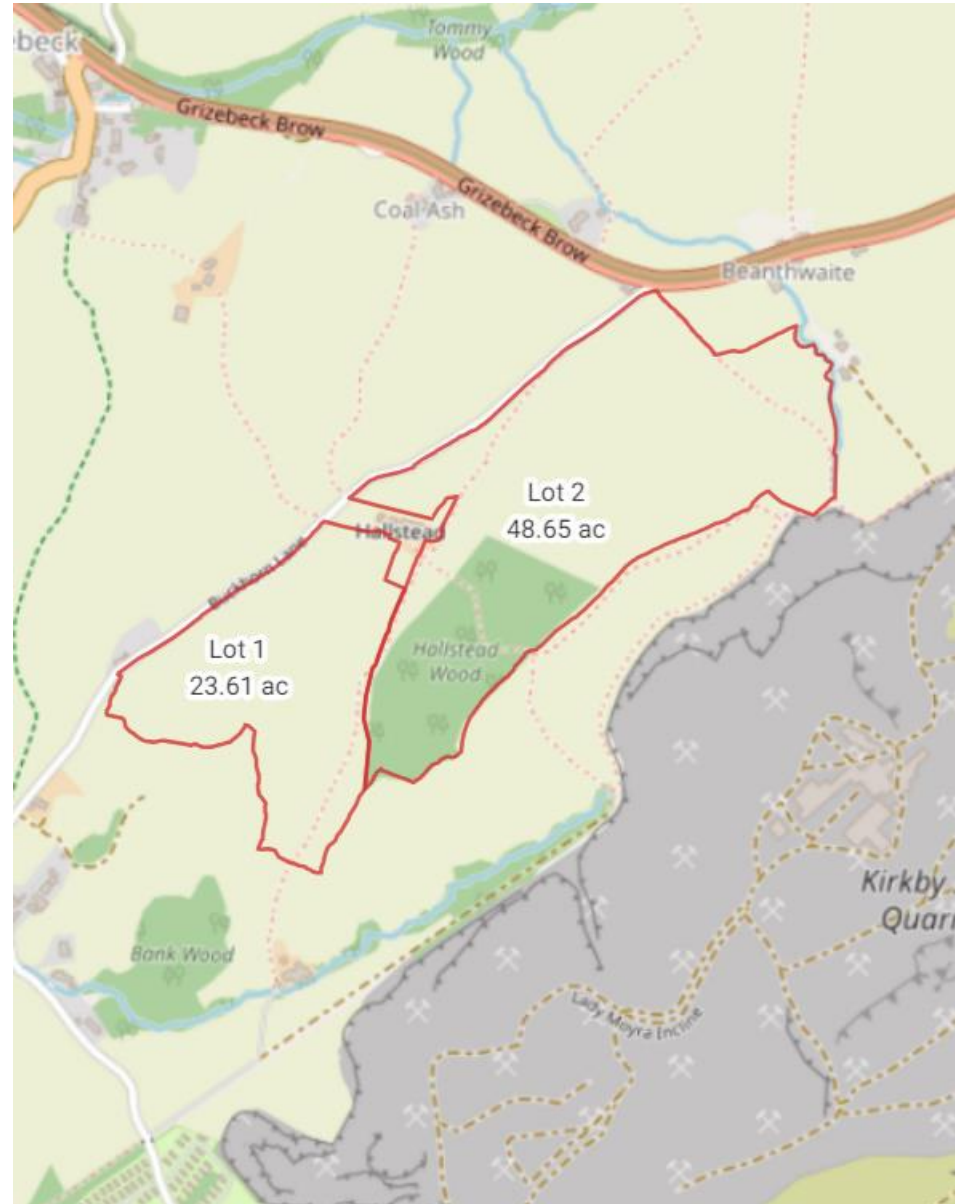
The property is being sold in two lots, Lot 1 being 23.61 acres and Lot 2 being 48.65 acres, both with roadside access.

The agricultural land, is currently productive with well fenced boundaries and 13.13 acres of grazed semi-matured oak woodland.

The land has a high natural biodiversity thanks to a good range of habitat, which has the potential to be enhanced.

We believe the land will be of high interest to farmers, environmentalists and investors.

Site Plan

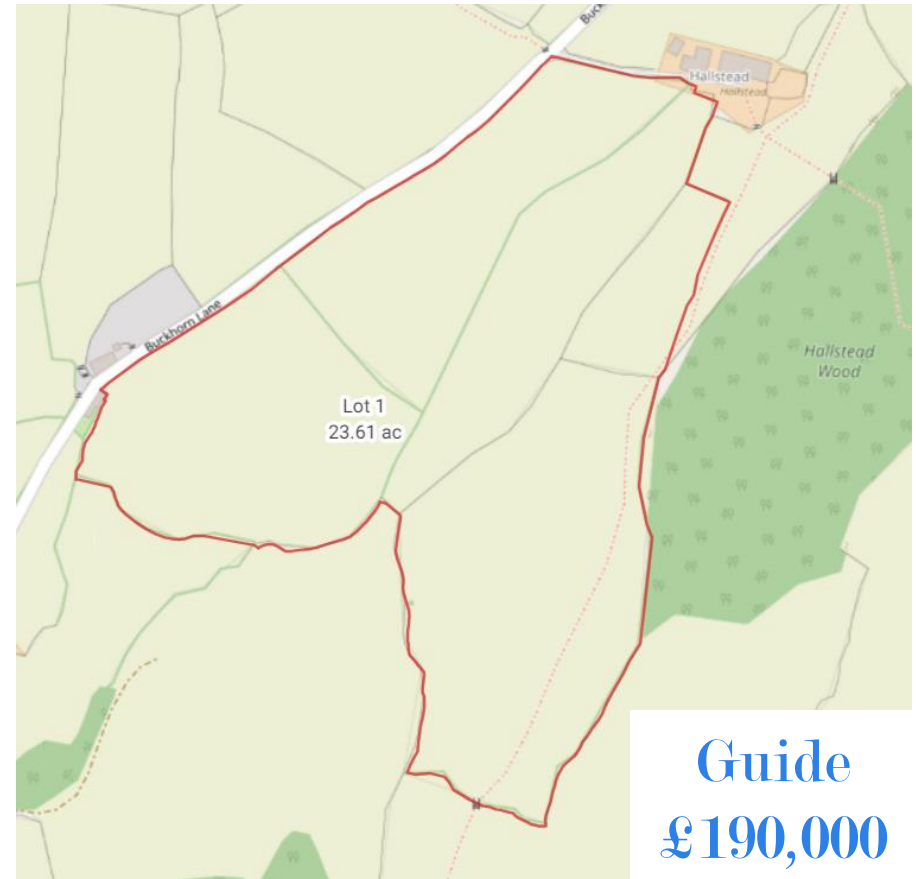




Lot 1

A large parcel of agricultural land extending to approximately 23.61 acres of well maintained meadow and pastureland, with well maintained boundaries.

The land is accessed via Buckhorn Lane leading from the A595.

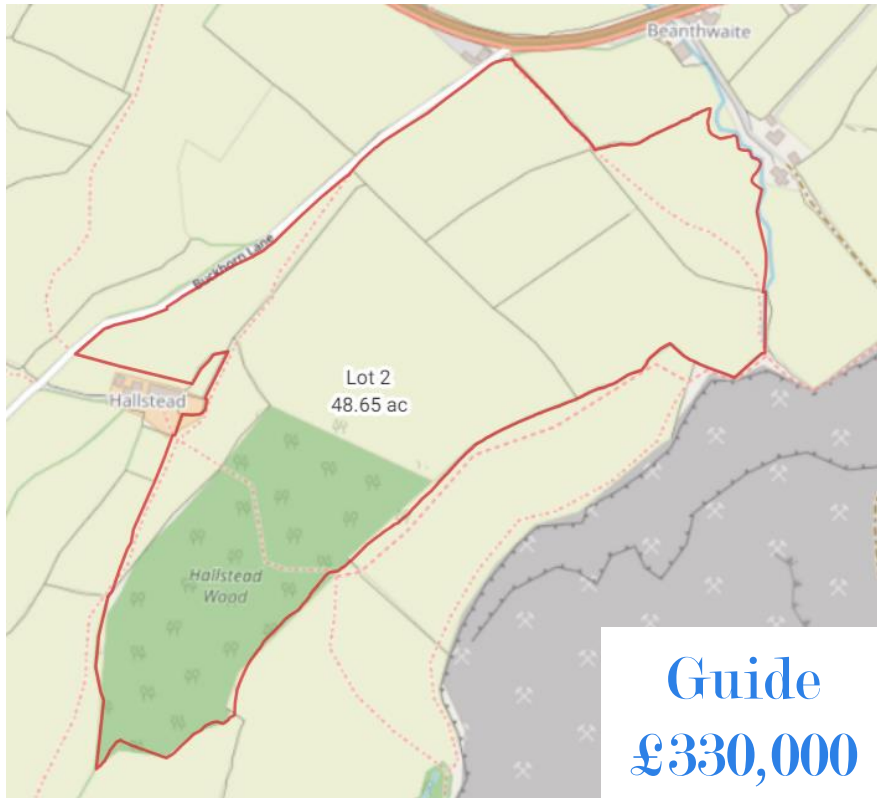


Guide
£190,000

Lot 2

A large parcel of agricultural land extending to approximately 48.65 acres, comprising 35.52 acres of well maintained pastureland and 13.13 acres of semi-mature oak woodland, which is currently grazed.

The land is accessed via Buckhorn lane leading from the A595.



Wayleaves/Easements

The property 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 at the present time.

Water

It is understood that Lot 1 and 2 have a natural water supply.

Water for Hallsteads farmyard comes from a spring supply located on Lot 1, all rights to this supply are retained for the farmyard.

Boundaries

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

Inspections

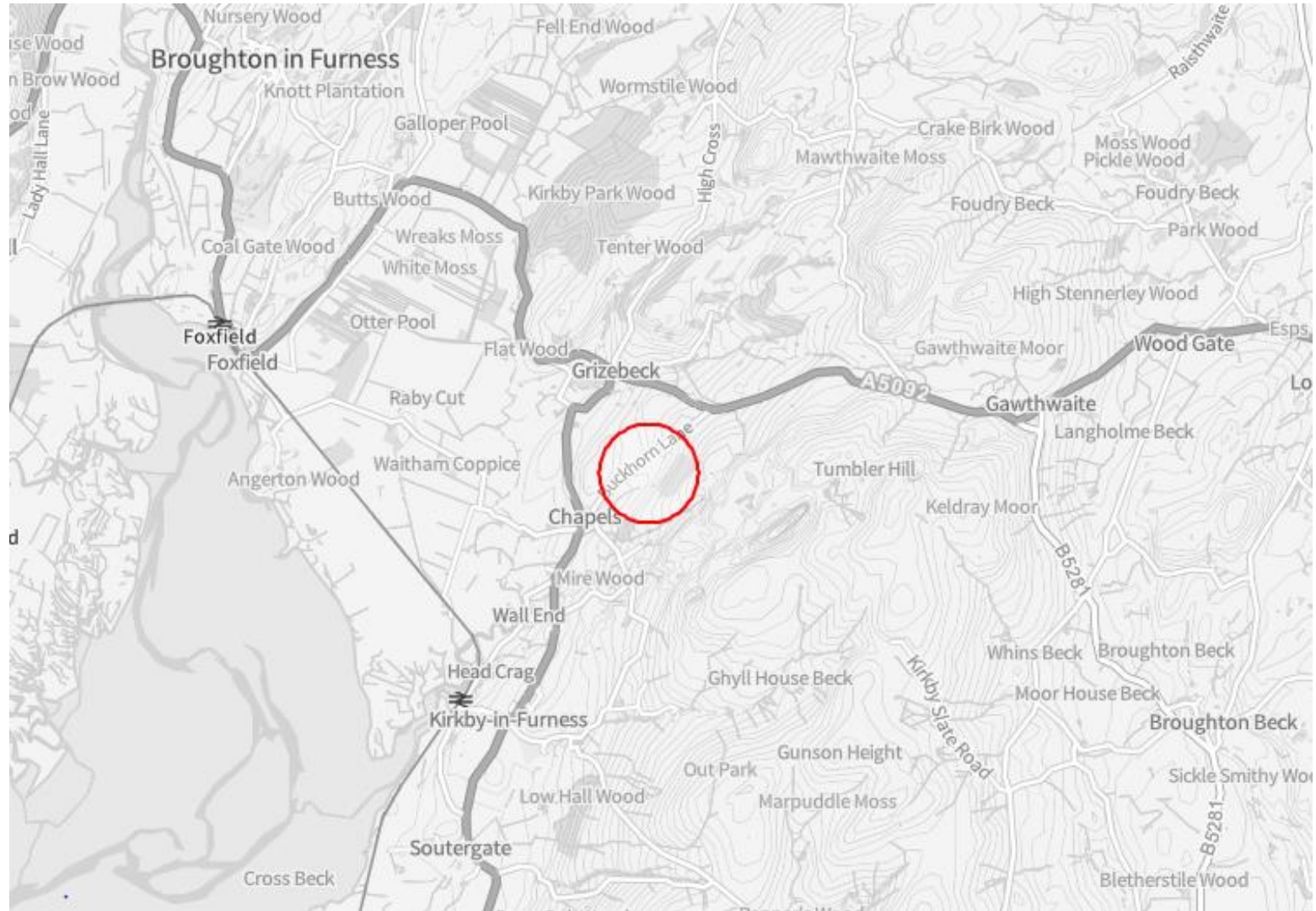
During normal business hours with a set of particulars to hand, having due regard to the closing of gates and safety of any grazing livestock.

Health and Safety

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

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

Location Plan



Directions

From Grizebeck, follow the A595 towards Greenodd at the big yellow house near Beanthwaite turn right onto Buckhorn Lane. The land at Hallsteads Farm is on the left hand side.

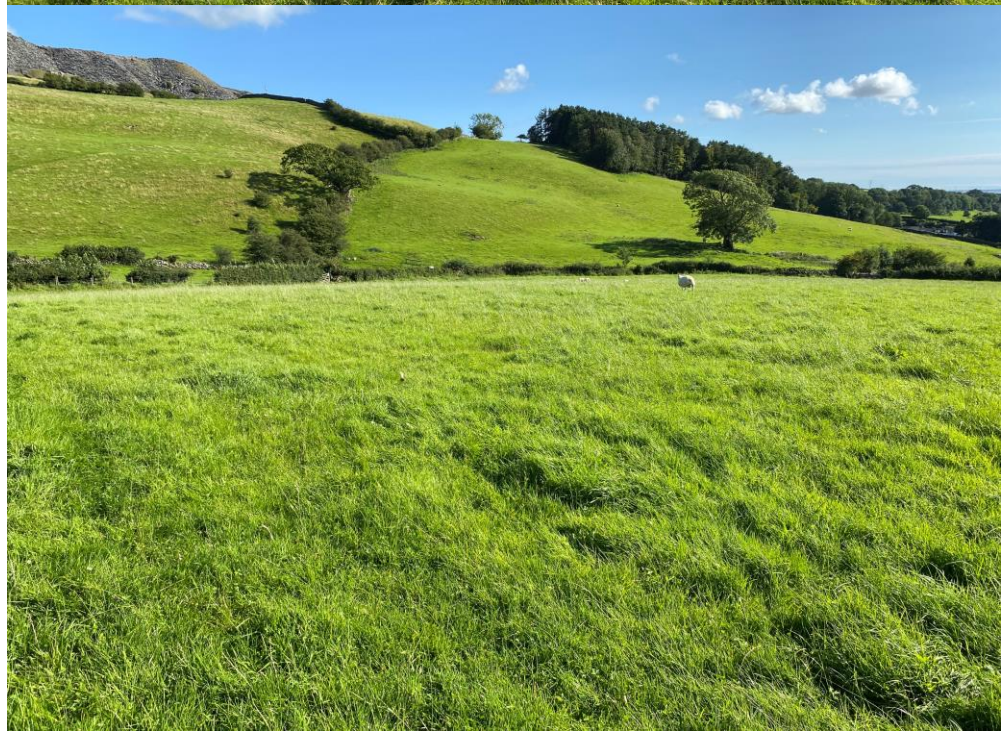
From Kirkby-in-Furness follow the A595 towards Grizebeck. Take the second turning right at Chapels onto Buckhorn Lane, after about a mile Hallsteads Farm is on the right hand side.

Postcode

LA17 7XX



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