



Announcement of the sale by Private Treaty of approximately 28.64 acres of freehold agricultural, amenity and environmentally significant land, 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 Mountain View  
Farm**

**Kirkby-in-Furness**

**Cumbria**

**LA17 7UY**

**Guide £265,000**

## Description

The property extends to 28.64 acres of agricultural amenity and environmentally significant land, on the outskirts of the Lake District National Park.

The property is being sold in two lots, ranging from 11.08 acres to 17.56 acres of well maintained meadow and pastureland.

The agricultural land has well fenced boundaries and a mains water supply, along with roadside access onto the council maintained B road.

Due to the nature and location of the land, there is a high agricultural value and abundance of natural biodiversity, which has the potential to enhance further.

## Site Plan

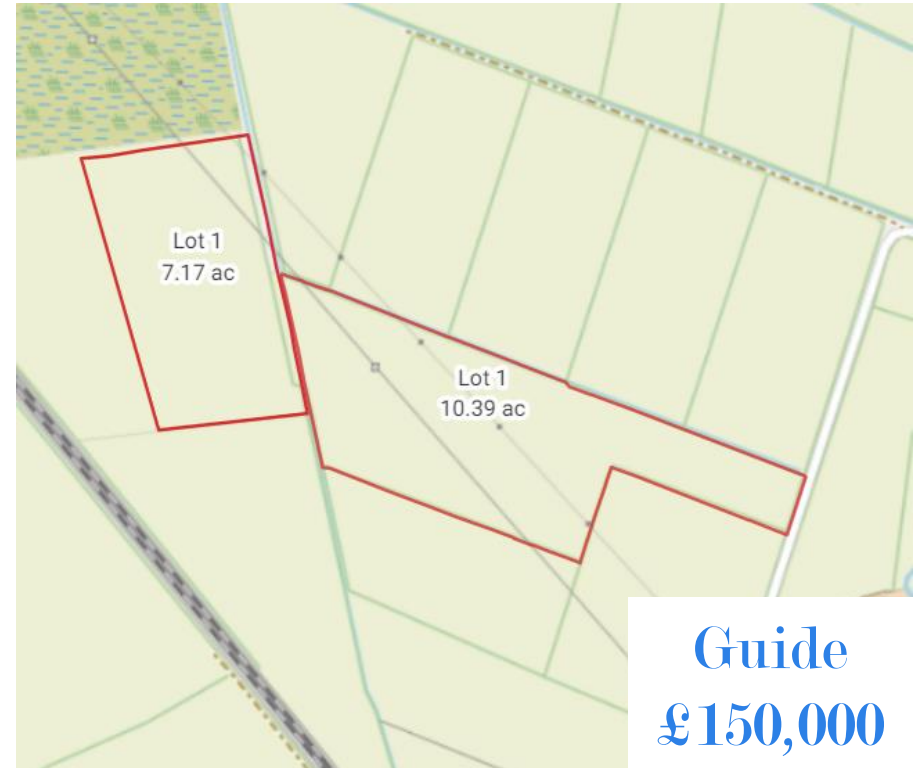




## Lot 1

A large block of agricultural land extending to approximately 17.56 acres of well maintained meadow and pastureland, comprising of two parcels, with stock fencing and hedged boundaries.

An area of the land is registered common, over which we are not aware of any other common right holders.

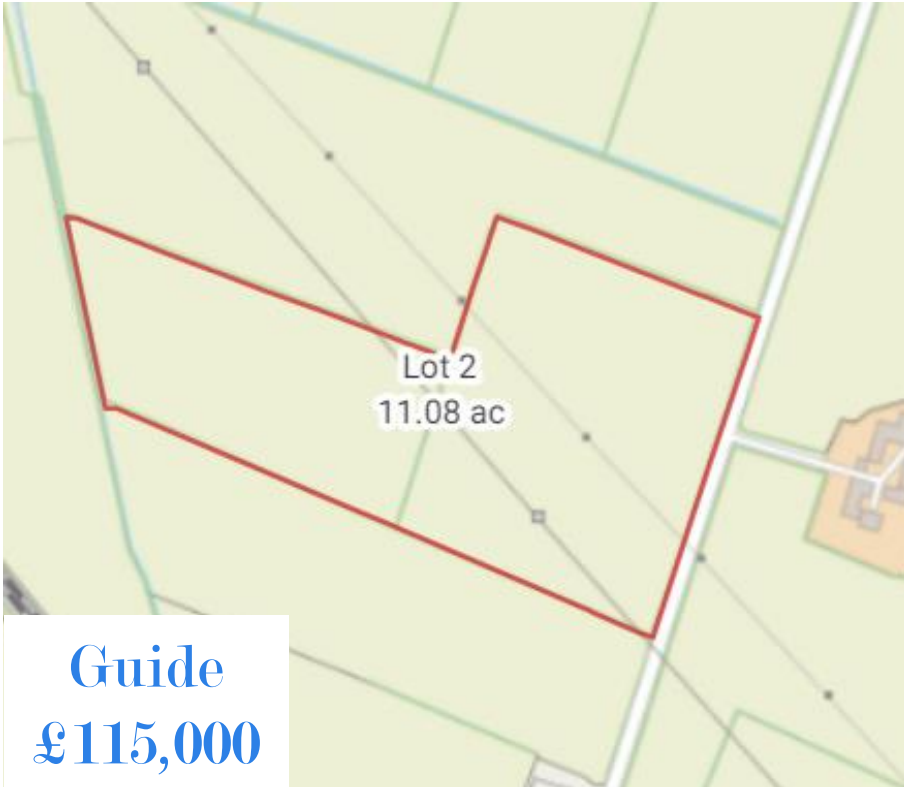


**Guide**  
**£150,000**

## Lot 2

The property is currently good quality meadowland extending to 11.08 acres, comprising of two parcels, with stock fencing and hedged boundaries.

The land is well drained and suitable for a variety of uses, including arable cropping, grass cropping, equestrian or amenity use.



**Guide**  
**£115,000**





## **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.

## **Environmental Schemes**

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

## **Water**

The property is understood to have a mains connected water supply



## **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 time of viewing.

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





## Directions

From Kirkby-in-Furness, follow the A595 towards Grizebeck. Take the first turning left after Marsh Side and Marsh Gate, opposite the Chapels turning. Follow the road for approximately half a mile, keeping left. The land is first and second gate on your right hand side after the corner.

From Grizebeck, follow the A595 towards Kirkby-in-Furness. Take the turning right opposite the Chapels turning. Follow the road for approximately half a mile, keeping left. The land is first and second gate on your right hand side after the corner.

## Postcode

LA17 7UY



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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.

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