



Announcement of the sale by Private Treaty of approximately 2.25 acres of freehold agricultural, amenity and equestrian land, with the benefit of vacant possession on completion.

Land at Newton

Newton

Cumbria

LA13 0NA

Guide £100,000



PROPERTY

Part of the Ulverston Auction Mart Group

Description

The property extends to 2.25 acres of agricultural, amenity and equestrian land at Newton-in-Furness.

The property is centrally located in Newton-in-Furness, with residential and commercial properties to three sides and a wide access onto Newton Cross road. Due to the lands location, there is potential for development subject to planning.

Due to the location and access of the property we believe it will be of high interest to a variety of buyers particularly for equine, small holders, and developers.

Ownership Declaration

We are required to declare that the vendor of the property is a director of Ulverston Auction Mart PLC.

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.

In the south west corner of the field is an electric substation, we have been informed that Electricity North West Limited have a right of access to the cabinet over the property.

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 Ulverston, follow the A590 south towards Barrow-in-Furness. At the Elliscales roundabout turn left onto Askam Road, continue through Dalton-in-Furness, turning right onto Abbey Road, then left onto Cemetery Hill. At the cross roads continue on Newton Road. Turn left onto Newton Cross Road with the land being on the left.

From Roose, follow Leece Lane, turning left onto Stank Lane. Continue through Stank towards Newton, past Newton School, turning right onto Newton Cross Road with the land being on the left.

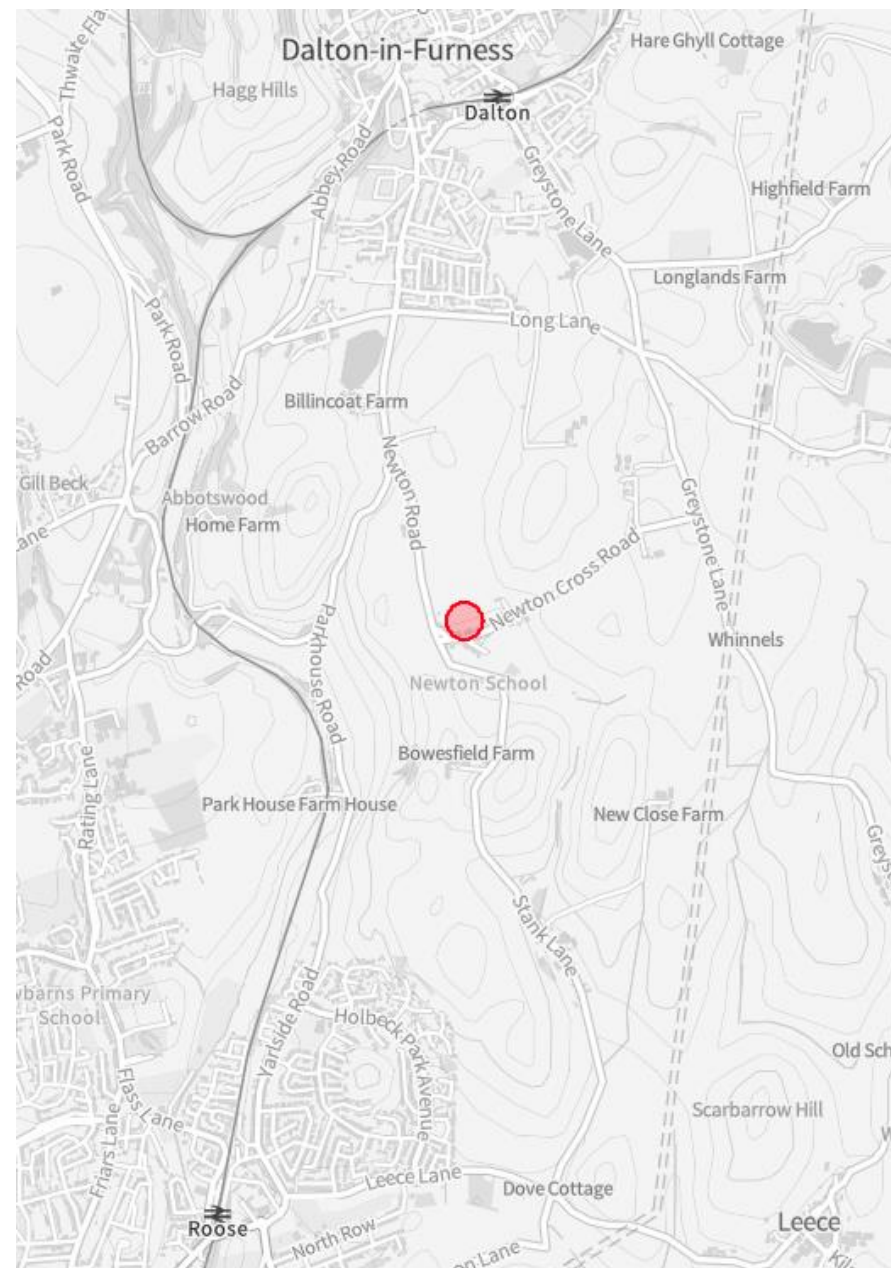
Postcode

LA13 ONA



front.highlighted.truly

Location Plan





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MISREPRESENTATION ACT 1967 (NOTICE)

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