



Announcement of the sale by Private Treaty of approximately 16.78 acres of freehold agricultural and environmental land, within the Lake District National Park, with the benefit of vacant possession on completion.



PROPERTY

Part of the Ulverston Auction Mart Group

Land near Rusland

Ulverston

Cumbria

LA12 8JR

Guide £170,000

Description

The property extends to 16.78 acres of agricultural and environmental land in the Rusland Valley, within the Lake District National Park.

The property is currently agricultural grazing land, comprising of three lots with roadside access, the boundaries are a mixture of stock fencing, mature hedgerows and dry stone walls.

The land has an abundance of nature, wildflowers and wildlife, including a woodland copse with a former building, bluebells and wild garlic, along with a herd of red deer which live in the valley.

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

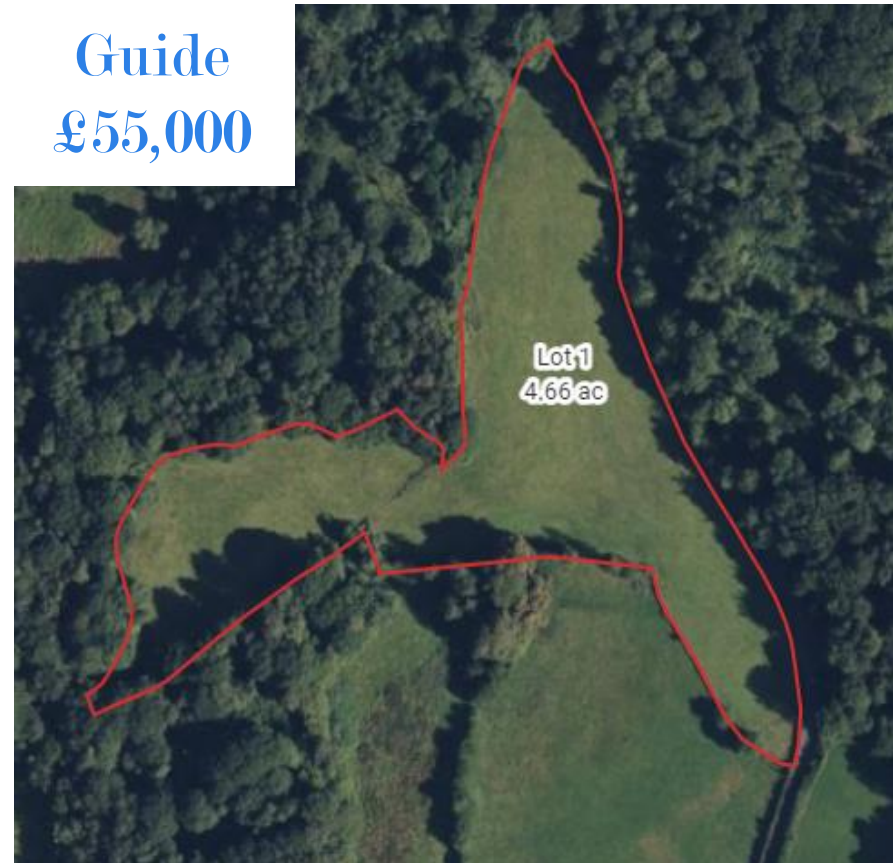




Lot 1

A block of agricultural land extending to approximately 4.66 acres of well maintained meadow and pastureland, with dry stone wall and stock fenced boundaries, along with a roadside access. The property has woodland boundaries, with a wide range of wild flowers.

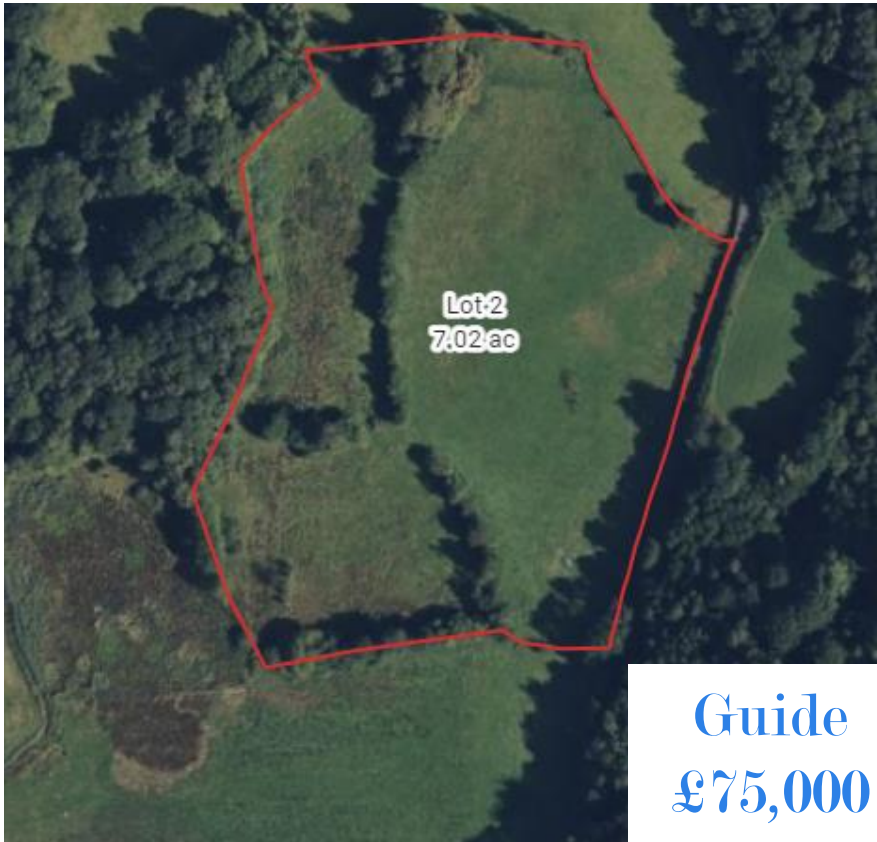
Guide
£55,000



Lot 2

A block of agricultural land extending to approximately 7.02 acres of well maintained meadow, pasture and woodland, with stock fencing and hedged boundaries, along with a roadside access.

The lot includes a woodland copse with a former building.

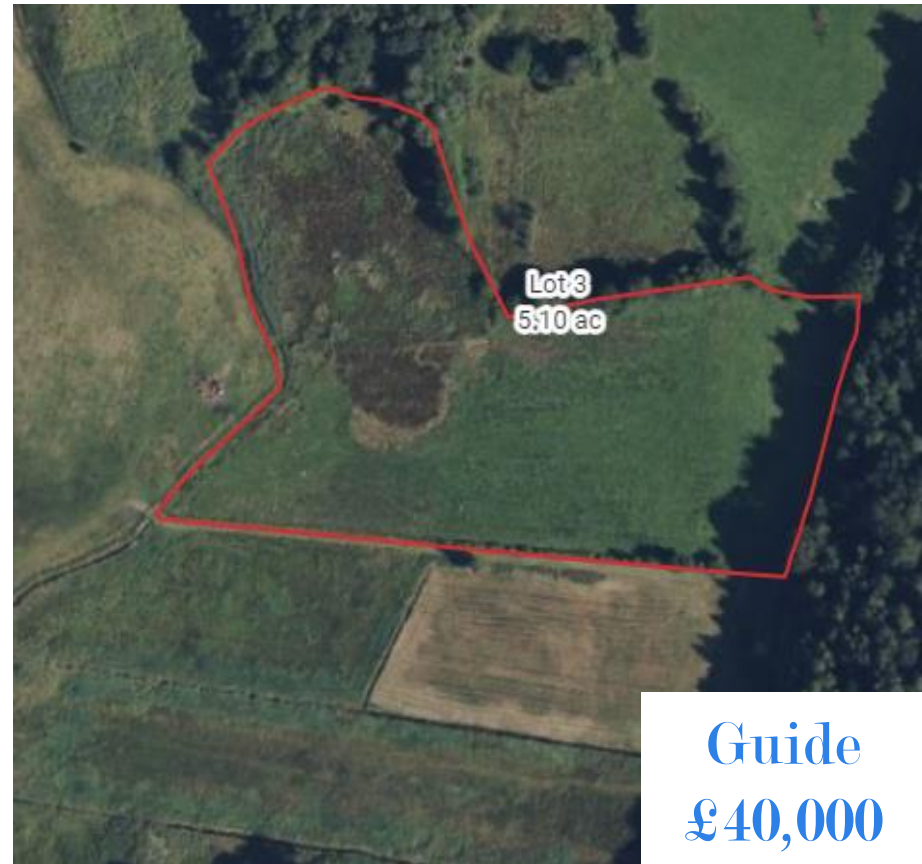




Lot 3

A block of agricultural pastureland extending to approximately 5.10 acres, with stock fencing and hedged boundaries, along with roadside access.

Due to the nature of the land, there is a high natural biodiversity, with potential to further enhance.



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 on the property at the present time.

Water

The property is understood to have a natural 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 footwear to minimise the risks associated with viewing land and property.

Directions

From the A590 at Haverthwaite, follow signs to Rusland, on the road known as Rusland Cross. Continuing on the road past Earlinghearth Farm with the property being on your left hand side after approximately 300 meters.

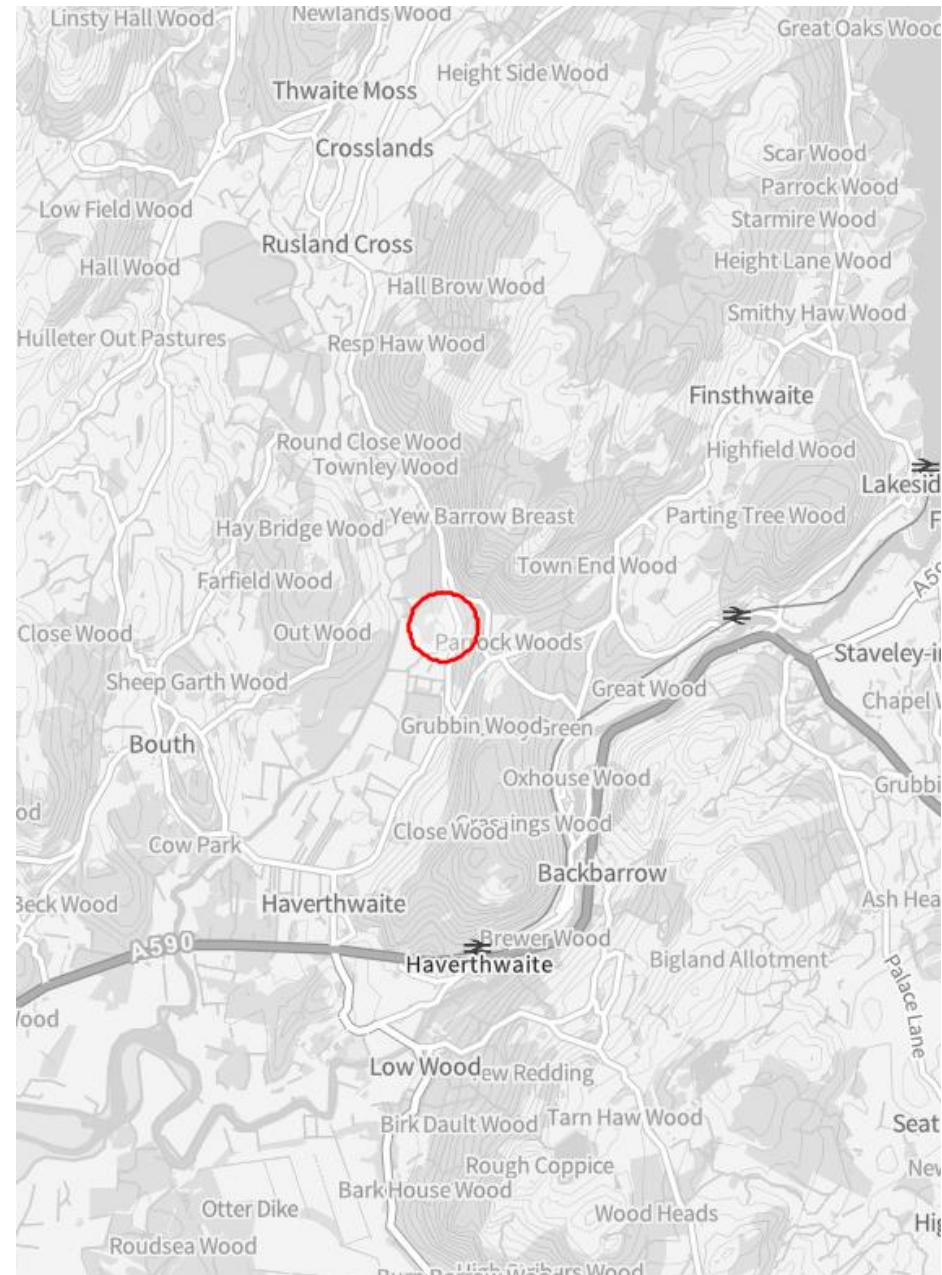
Postcode

LA12 8JR



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Location Plan





MISREPRESENTATION ACT 1967 (NOTICE)

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