



Announcement of the sale by private treaty of approximately 5.13 acres of freehold amenity land set on the outskirts of Gleaston offering unique amenity opportunities being offered with the benefit of vacant possession on completion.



PROPERTY

Part of the Ulverston Auction Mart Group

Land on Ulverston Road

Gleaston

Ulverston

LA12 0QH

Guide £125,000

## **Description**

The property extends to 5.13 acres of amenity land, situated on the northern outskirts of Gleaston.

The land consists of one block of grassland with roadside access, which will have newly fenced hedgerow boundaries to all sides and a mains water trough on completion.

Due to the size and location of the property, we believe it will be of high interest to a variety of individuals, particularly for equine, allotments or those wanting somewhere in the countryside to escape to.

## **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 premises at the present time.

## **Boundaries**

Boundary maintenance responsibilities, as far as known, are maintainable by the owner.

## **Water**

The land is believed to be serviced by a mains water supply which is metered.

# Site Plan



# Location Plan



## **Inspections**

During normal business hours with a set of particulars to hand.

## **Health and Safety**

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

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



[stored.tour.convinces](https://www.what3words.com/stored.tour.convinces)

## **Directions**

From Barrow, follow signs for Gleaston, travelling along Roose Road and then Leece Lane and through Leece. Continue through Gleaston following signs for Ulverston and Urswick. The land is located on your left after approximately 0.4 miles.

From Ulverston, follow Mountbarrow Road following signs for Urswick. After the cattle grid onto Birkrigg Common, turn right towards Great Urswick. Take the next left towards Stainton, following the road until the T junction. Turn right towards Dalton and Stainton, then immediately left onto Ulverston Road, signposted to Gleaston. The land is located on your left after approximately 0.4 miles.

## **Postcode**

LA12 0QH



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