



Announcement of the sale by private treaty of approximately 2.5 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 £70,000

Description

The property extends to 2.5 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

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



**UAM Property, County Square, Ulverston, Cumbria,
LA12 7AB**

01229 583026/01229 582056

property@ulverstonauctionmart.co.uk

www.uamproperty.co.uk

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.

