



Announcement of the sale by Private Treaty of approximately 56.32 acres of freehold agricultural and amenity land, on the outskirts of the Lake District National Park, with the benefit of vacant possession on completion.



**Land at Millom**  
Cumbria  
LA18 4LG  
**Guide £540,000**

## Description

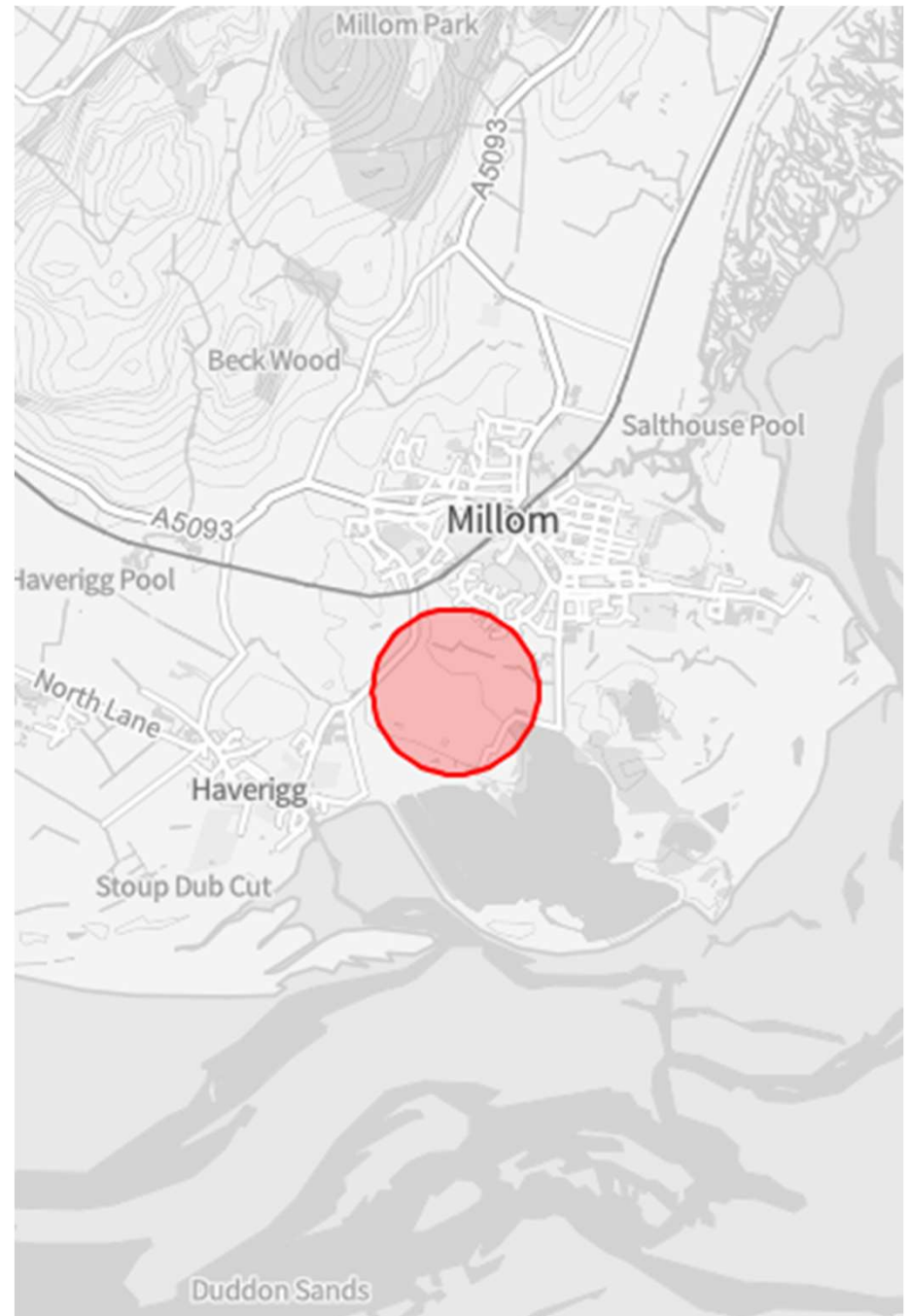
The property extends to 56.32 acres of agricultural and amenity land, on the outskirts of the Lake District National Park.

The property is being sold in four lots, extending to 37.89 acres, 11.75 acres, 5.09 acres and 1.65 acres of well maintained meadow and pastureland.

The agricultural land has fenced boundaries with a mains water supply. Access to Lot 1 and Lot 2 have full right of access via a private road to Port Haverigg, and Lot 3 and Lot 4 are accessed off Haverigg Road.

Due to the nature and location of the property we believe it will create high interest to a variety of individuals particularly for farmers, equine, small holders and investors.

## Location Plan



# Site Plan



## Lot 1

Agricultural land extending to approximately 37.89 acres of well maintained meadow and pastureland, currently running as one block of land with Lot 2.

The land is accessed off the road to Port Haverigg, and is suitable for a variety of uses, having previously had interest from solar developers.



**Guide**  
**£340,000**

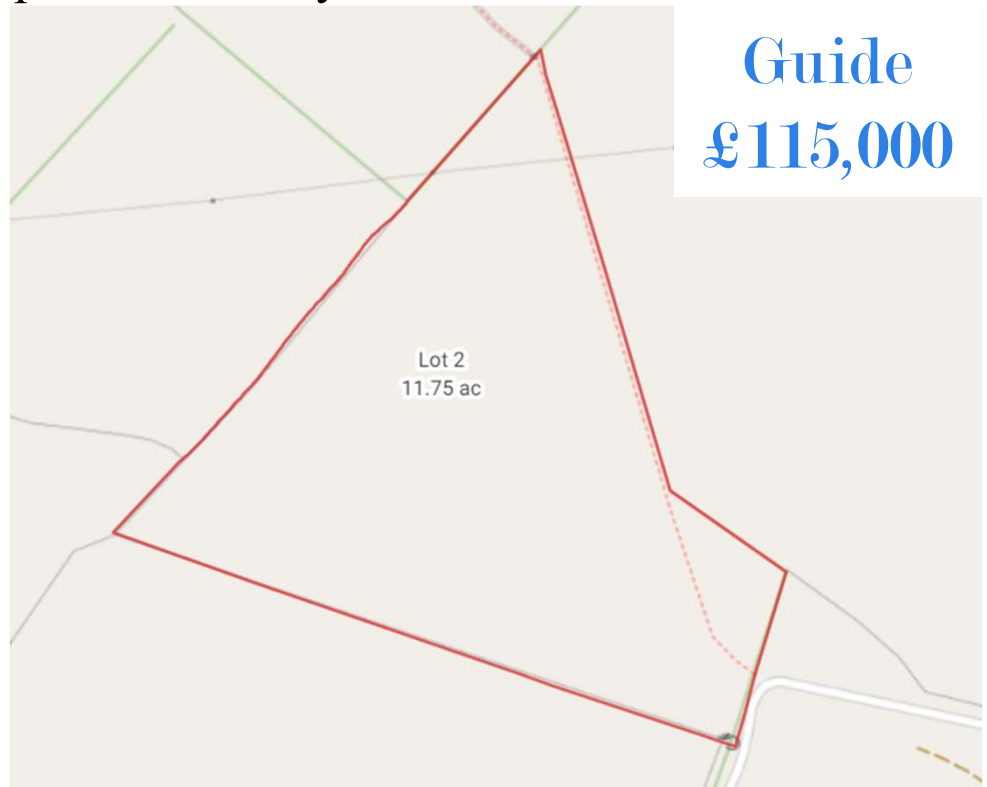




## Lot 2

High quality agricultural land extending to approximately 11.75 acre, currently running as one block of land with Lot 1, being divided by the public footpath.

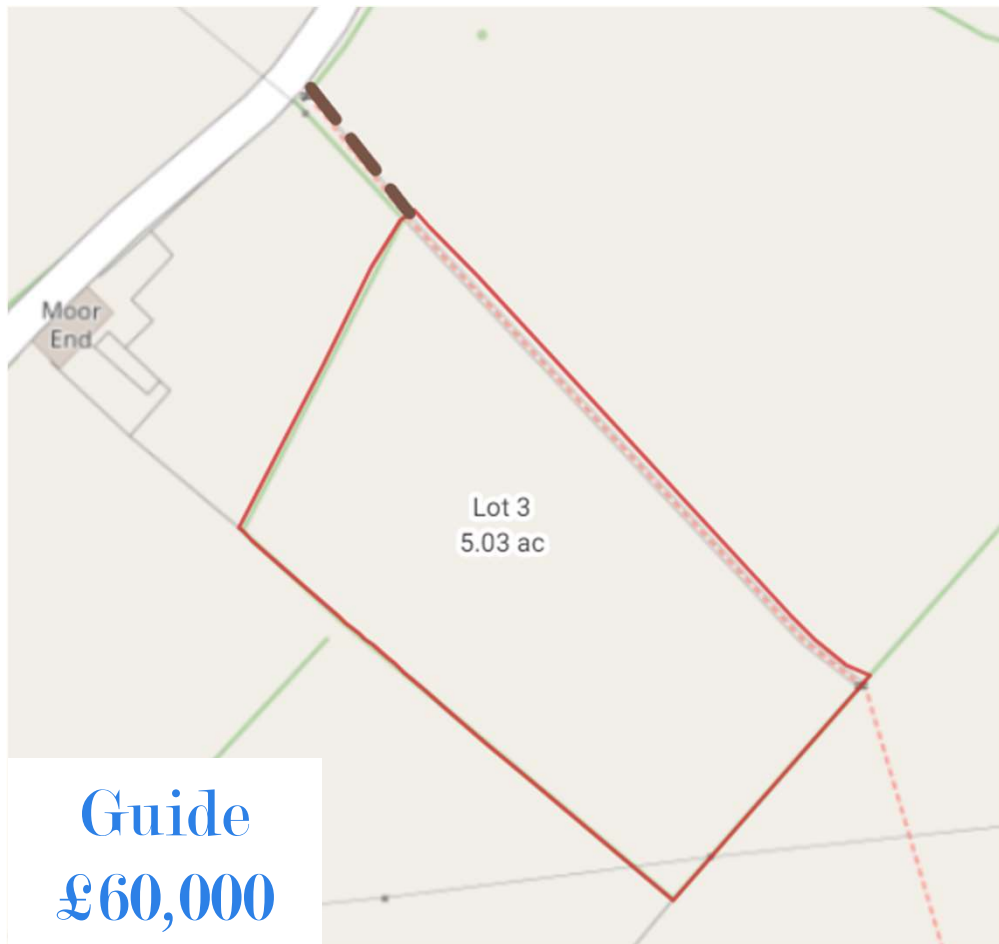
The land is accessed off the road to Port Haverigg, and is suitable for a variety of uses, having previously had interest from solar developers. The purchaser of Lot 2 will be responsible for erecting a stock proof boundary fence between Lot 1 and 2.



## Lot 3

The property is good quality meadowland extending to 5.09 acres, with stock fencing and hedged boundaries.

The land is accessed via a full right of way over the track from Haverigg Road, as shown brown on the plan below.

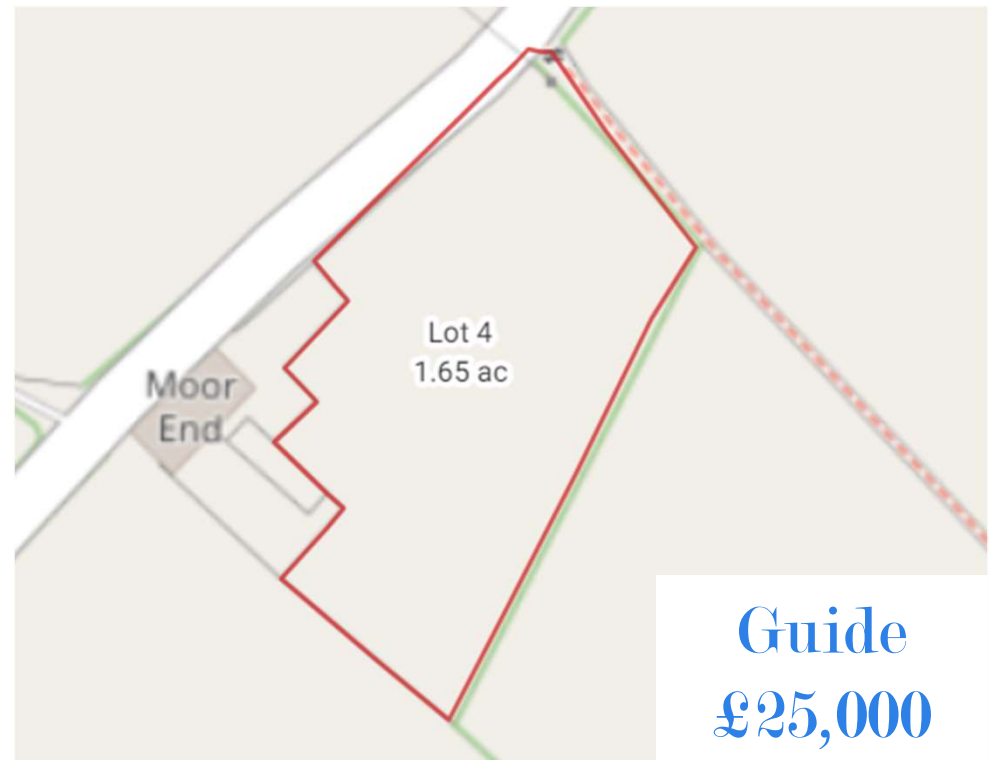




## Lot 4

A small area of agricultural land extending to approximately 1.65 acres of well maintained pastureland.

The land has excellent roadside access and is suitable for a variety of uses including equestrian, amenity and hobby farmers. The purchaser of Lot 4 will be responsible for erecting a stock proof boundary fence between Lot 3 and 4, and alongside the track on the eastern boundary.



## **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**

The land is currently subject to a Higher Level Stewardship Agreement. Details relating to the scheme can be obtained from the agents upon request.

## **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 footwear to minimise the risks associated with viewing land and property.



## **Directions**

To access Lot 1 and 2, from Millom at Station Road roundabout head South on St George's Road, turn right onto Mainsgate Road, at the T junction turn right onto the private road towards Port Haverigg. The land is on the right hand side on the first corner.

To access Lots 3 and 4, from Millom at Station Road roundabout head North on the A5093 turning left onto Moor Road. Continue onto Moor Terrace, turning left onto Palmers Lane heading South, continuing onto Haverigg Road. The land is on the left hand side adjacent to the terrace of houses at Moor End.

## **Postcode**

LA18 4LG



[proves.interest.oldest](https://www.what3words.com/proves/interest/oldest)





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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