



Announcement of the sale by Private Treaty of approximately 1.97 acres of freehold agricultural, amenity and equestrian land, with the benefit of vacant possession on completion.

Land at Bardsea

Ulverston

Cumbria

LA12 9SR

Guide £80,000



PROPERTY

Part of the Ulverston Auction Mart Group

Description

The property extends to 1.97 acres of agricultural, amenity and equestrian land at Bardsea, Ulverston.

The land is currently used as meadowland, and is located at the southern end of Bardsea, with good roadside access off Main Street and the road to Bardsea Green.

The boundaries are dry stone walls and stock fencing.

Due to the location of the property we believe development on the land is highly likely. With the property having two access points, we anticipate the opportunity for development is increased. As a result, it will be of high interest to a variety of buyers particularly developers, investors, small holders and neighbouring properties looking for amenity space.

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.

Environmental Schemes

There are currently no Environmental Schemes or grants at the present time.

Water

The property currently shares a water supply with a neighbouring field. It's understood that this supply belongs to the neighbour. Getting an individual supply connected is not anticipated to be an issue.



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 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 Coast Road A5087, South towards Bardsea, turning right onto Main Street immediately after the Manjushri Centre. Continue through Bardsea past the turn to Bardsea Green. The land is on the right hand side immediately after the last house on the right.

From Roose, follow the Coast Road, A5087 North towards Ulverston. Turn left onto Bardsea Main Street by 'Roy's Ices', immediately after The Olde Mill. The land is the last field on the left hand side before the houses .

Postcode

LA12 9SR



scatters.lightly.hammer

Location Plan





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