



Announcement of the sale by Private Treaty of approximately 11.51 acres of freehold agricultural and environmental land, within the Lake District National Park, with the benefit of vacant possession on completion.

Land at Field Broughton

Grange-over-Sands

Cumbria

LA11 6HL

Guide £140,000



PROPERTY

Part of the Ulverston Auction Mart Group

Description

The property extends to 11.51 acres of agricultural and amenity land near Field Broughton, within the Lake District National Park, close to the A590.

The property is currently agricultural grazing land, comprising of good quality meadow and pastureland. The property is being offered in two lots; Lot 1 extends to 5.72 acres and Lot 2 extends to 5.79 acres.

The main access is via the lane, which is also a public bridleway, highlighted in blue on the site plan, this provides access to all lots. Lot 1 also has direct roadside access via a gate onto the adjacent road.

Due to the nature and location of the land we believe it will be of high interest to a variety of individuals particularly for farmers, smallholders, equine and investors.



Site Plan



Lot 1

A block of agricultural land extending to approximately 5.72 acres of well maintained meadow, conveniently sized for equine and amenity use.

The boundaries are mature hedgerows and dry stone walls. The land is accessed along the track, highlighted in blue on the plan below, and a separate roadside gateway.



**Guide
£70,000**



Lot 2

A block of agricultural pastureland extending to approximately 5.79 acres, of well maintained meadow, conveniently sized for equine and amenity use.

The boundaries are mature hedgerows and dry stone walls. The land is accessed along the track, highlighted in blue on the plan below.



**Guide
£70,000**



Method of Sale

For sale by Private Treaty.

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 mains 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 Newby Bridge follow the A590 for 3.5 miles, taking the turning for Cartmel. Turn left onto Cartmel Lane, which turns into Old Town Hill. The gateway onto the shared access track is at the bottom of the hill on your left hand side, before the cross roads.

From Aynsome Road in Cartmel, head north following signs for Field Broughton. At the fork in the road, turn right onto Green Lane. At the cross roads turn right, following signs for the M6. The shared access track is the first gateway on your right hand side.

Postcode

LA11 6HL



builders.cornering.mondays

Location Plan





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