



Announcement of the letting by informal tender of land at Leece, extending to approximately
3.56 acres of arable land.



PROPERTY

Part of the Ulverston Auction Mart Group

Land at Leece
Ulverston
Cumbria
LA12 0QW

Description

The property extends to approximately 3.56 acres of arable land, located near the village of Leece.

The property is being let as one block of 3.56 acres. The land is arable land, with well maintained boundaries. The land is currently down as stubble, this allows the incoming licensee the opportunity for either spring planting or re-seeding to grass.

The land benefits from both a natural and mains water supply.

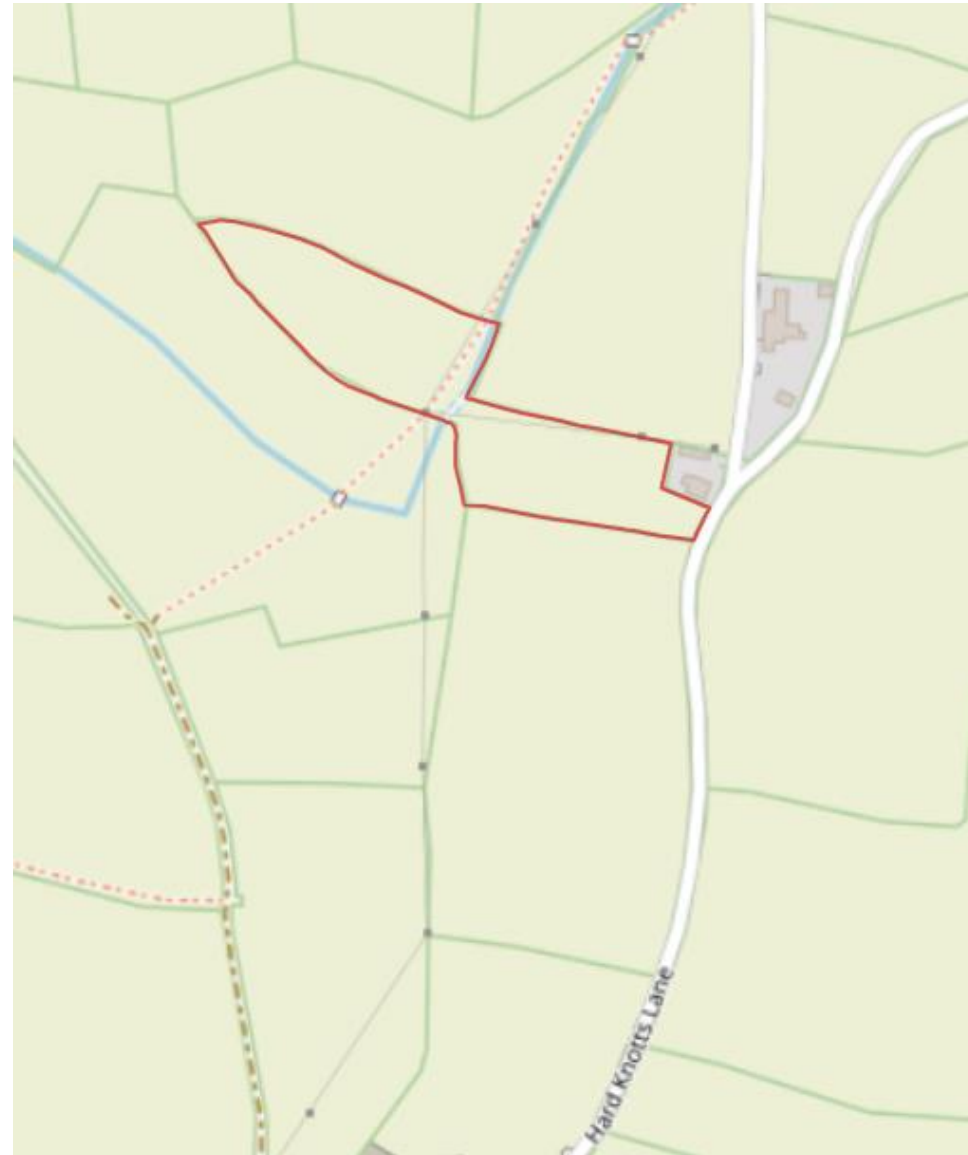
The land has roadside access onto the council maintained road, Hard Knotts Lane.

Agreement

The land is being offered on a licence, running from 1st May 2024 to 31st March 2025, or by prior agreement.

Applications are on request via UAM Property.

Site Plan



Rights of Way

The land is let 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 on the property.

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.





Directions

From Ulverston, follow the A590 towards Barrow-in-Furness. After Swarthmoor, turn left sign posted Urswick and Stainton, follow Carley Lane to the T junction, turning right onto Ulverston Road. Follow Ulverston Road until you come to a fork in the road, the property is located at the junction just after the house on the right hand side.

From Barrow-in-Furness follow the A5087 to Leece, follow through Leece onto Hard Knotts Lane, until you come to the fork in the road, the property is located at the junction just before the house on the left hand side.

Postcode

LA12 0QW



WHAT3WORDS

[solves.trainers.coverings](https://www.what3words.com/solves.trainers.coverings)



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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.

