



Announcement of the sale by Private Treaty of approximately 7.88 acres of freehold agricultural, amenity and equestrian land, with the benefit of vacant possession on completion.

Land at Roanhead

Barrow-in-Furness

Cumbria

LA14 4QL

Guide £100,000



PROPERTY

Part of the Ulverston Auction Mart Group

Description

The property extends to 7.88 acres of agricultural, amenity and equestrian land at Roanhead, Barrow-in-Furness.

The property is currently grazing land for horses and includes a range of buildings, including a block of four stables, a storage shed, feed and tack room and field shelter. The land is split into two paddocks, with one currently having a temporary fence further dividing it into two areas.

The property is situated adjacent to a series of picturesque fishing ponds, and is accessed via the track off Hawthwaite Lane.

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

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.

It is understood that the turbine, which is located on adjacent land, has a right of access over the track which runs through the property.

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

By appointment only with the selling agent, UAM Property.

Health and Safety

Viewers should bear in mind the risk associated with land and property, as well as any livestock or wildlife that may be present at time of viewing.

We recommend all viewers wear appropriate clothing and footwear to minimise the risks associated with viewing land and property.



Directions

From Ulverston, follow the A590, south towards Barrow-in-Furness. At the Park Road roundabout, turn right, continuing towards Barrow-in-Furness, taking the first turning right onto Oak Lea Road. Turn left at the end of the road onto Hawthwaite Lane and then immediate right onto the vehicle access track.

From Barrow-in-Furness, follow the A590 north towards Ulverston. Just before the Park Road roundabout turn left onto Oak Lea Road, then left at the end of the road onto Hawthwaite Lane and then immediate right onto the vehicle access track.

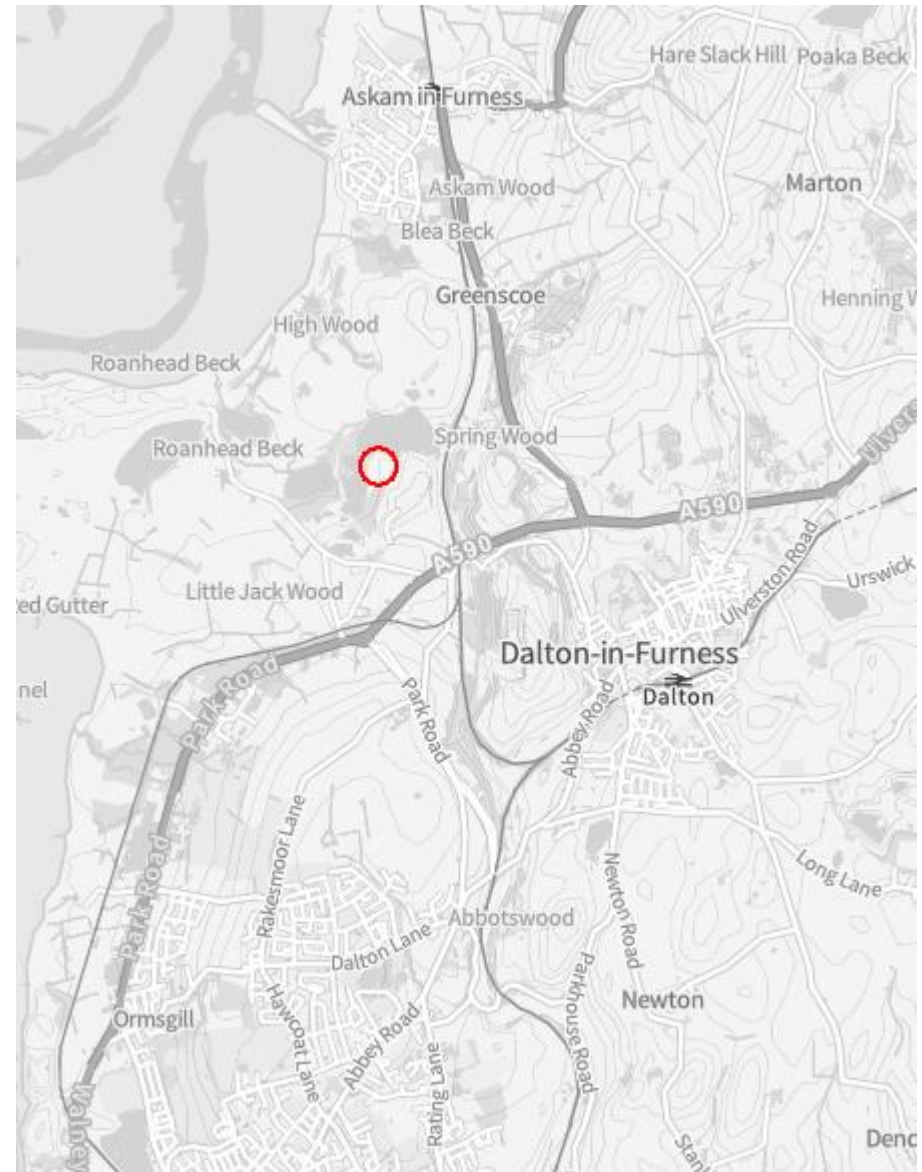
Postcode

LA14 4QL



shape.sides.tour

Location Plan





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MISREPRESENTATION ACT 1967 (NOTICE)

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