



Pastureland within the Lake District National Park

Approx. 31.26 acres (12.65ha)

Land lying to the north of Newton Bypass (A590),

Ayside, Grange over Sands

LA11 6JE

Guide Price OIEO £100,000 (as a whole)

A genuine piece of grassland well located in Ayside with road frontage access. The land has good prospects for the farmer, lifestyle and investor buyers alike.

Viewing: can be carried out during daylight hours with the benefit of these particulars to hand.

Tender deadline: noon Wednesday 4th December 2024, clearly marked 'Tender for Ayside land'.

Tender forms available online or on request.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

The land extends to 31.26 acres (12.65ha) and is shown edged red on the enclosed plan with stock proof boundaries and access off the public highway. There are no public footpaths that cross the land and there are currently no services to the land although there is a natural spring water supply.

The land is sold freehold with the benefit of vacant possession on completion and is offered for sale by informal tender. Offers in writing are requested by midday Wednesday 4th December 2024 to the offices of the selling agents.

The vendors would be willing to sell the land in lots as shown on the attached plan.

- Lot 1 - ~24.7ac at £3,000 per acre ∴ £75,000
- Lot 2 - ~3.6ac at £6,000 per acre ∴ £24,000
- Lot 3 - ~3.1ac at £6,000 per acre ∴ £19,000

Anti-Money Laundering Regulations

Please Note: For selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form.

Prospective buyers should be aware that if they submit a tender for the property and if their offer is to be accepted it would require that they provide documents in relation to money laundering regulations. These must be in the form of photographic identification (i.e., driving license or passport, and a utility bill showing the potential purchaser's address).

These can be provided in the following ways:

- Bring original documents to copy into Richard Turner & Son Sawley office; or
- Post original documents to copy to be copied and returned; or
- Post a certified copy via your solicitor.

Proof of funds will be required with any tender made.

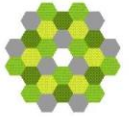
General Remarks and Stipulations

The Property is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

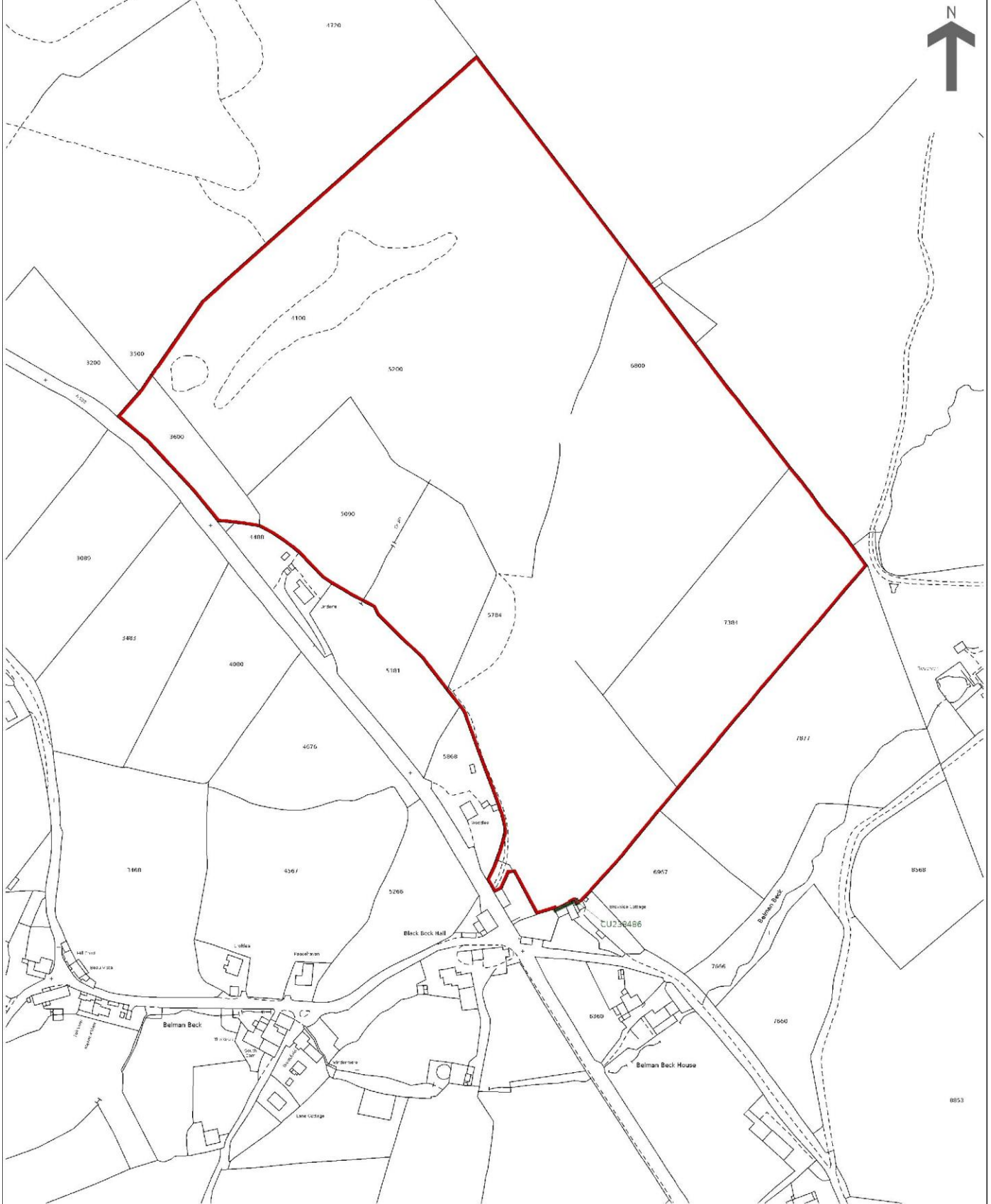
The Vendor reserves the right to sell the whole property or any part of it before the Informal Tender Deadline.

HM Land Registry
Official copy of
title plan

Title number **CU159803**
Ordnance Survey map reference **SD3983NE**
Scale **1:2500**
Administrative area **Westmorland and
Furness**



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Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
E: bentham@rtturner.co.uk



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