

White Gill Lane, Great Urswick, Ulverston.



Approx. 2.00 Ac. Meadow/Pastureland Adjacent to Birkrigg Common.

An excellent paddock ideal for agricultural or equine uses (subject to obtaining appropriate planning permission).

For Sale by Private Treaty

Offers Invited in Excess of £38,000.00

All offers and negotiations should commence through the Sole Selling Agents:

Richard Turner & Son

14 Moss End, Crooklands, Milnthorpe LA7 7NU.

Tel: 015395 66800. Email: kendal@rtturner.co.uk Ref: PDD

MONEY LAUNDERING

MONEY LAUNDERING REGULATIONS UNDER 'THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017' (SI 2017/692), BROUGHT INTO EFFECT IN JUNE 2017:

In order 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 which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will **NOT** involve a credit search. interest and allow us to take some basic contact information as part of our due diligence.

LOCATION

The property is situated within the fertile Furness Peninsular approximately 2 miles to the south of the town of Ulverston, 1 mile to the east of the village of Great Urswick and ½ mile to the west of the village of Bardsea. The property has good roadside access onto White Gill Lane, Bardsea this being the public highway between Great Urswick and Bardsea and ultimately leading through to the A5087 Coast Road via Cooper Lane at Bardsea.

DESCRIPTION

The property comprises a single enclosure extending to approximately 2.00 acres lying to the south of White Gill Lane. The land is productive meadow and pasture land and lies immediately adjacent to the well known Birkrigg Common. The property would (subject to obtaining any necessary planning permissions) lend itself well to agricultural and equine uses with access on to the Common for hacking etc. direct from the field.

The property is well fenced with stone walls and hedges but presently has no water supply and any purchaser will need to make their own arrangements.

There are no Basic Payment Entitlements included within the sale.

VIEWING

At any daylight hour with a copy of these particulars to hand.

METHOD OF SALE

The property is for sale by private treaty and offers are invited in excess of £38,000.00. All offers and negotiations should be commenced through Richard Turner & Son at 14 Moss End, Crooklands, Milnthorpe, Cumbria. LA7 7NU. Reference: PDD

PLAN



PHOTOGRAPHS



Access onto Birkrigg Common





Access onto White Gill Lane

GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES:

Cumbria County Council –The Courts, Carlisle, CA3 8NA Tel: 01228 23 456

South Lakeland District Council - South Lakeland House, Lowther St, Kendal LA9 4UF. Tel: 01539 733333

Electricity North West - Parkside Road, Kendal, Cumbria LA9 7DU Tel: 0800 195 4141

United Utilities - Lingley Mere Business Park, Lingley Green Avenue , Warrington, WA5 3LP. Tel: 0345 672 3723

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey/Rural Land Registry maps as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION: The land and property is freehold and vacant possession will be given on completion.

SPORTING AND MINERAL RIGHTS: The mines and mineral rights are excluded from the sale. The sporting rights are included in the sale in so far as they are owned

TIMBER AND WOOD: All growing timber and fallen timber are included in the sale.

FIXTURES AND FITTINGS: All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land 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 installation and or continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

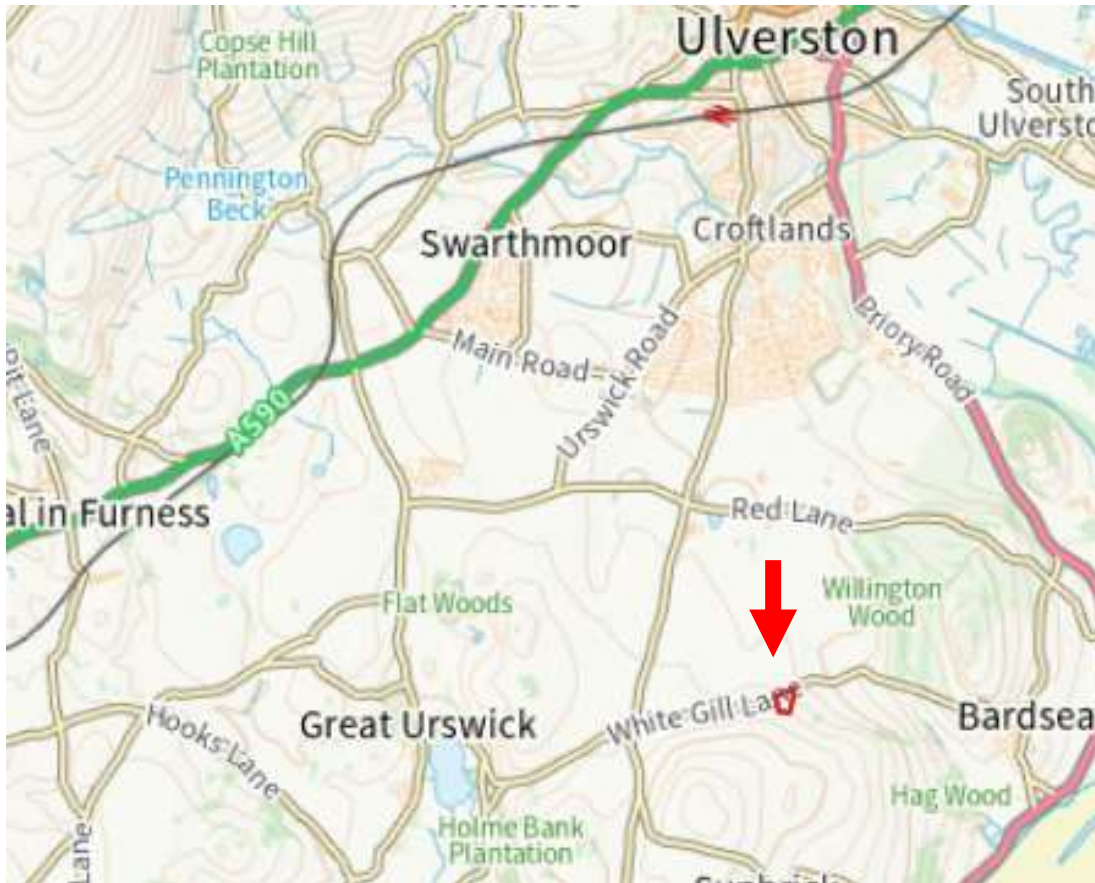
INSURANCE:

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties

LOCATION PLAN



Aerial image

NORTH ←



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E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
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F: 015242 62463
E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: mailto:kendal@rturner.co.uk



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