



50.74 acres

Garsdale Foot, Garsdale

Sedbergh, Cumbria

LA10 5NU

Guide Price £200,000

A useful block of upland grazing pasture including sheep rights to Baugh Fell. This handy size piece of agricultural farmland will be of interest to investors and farmers alike. Located off the main A684 highway Sedbergh to Hawes road via Danny Brow the land has track access from Garsdale Foot to the boundary. Split into three parcels with the benefit of basic sheep handling facilities, dipping tank and a natural/spring water supply for livestock drinking purposes. The boundaries are shown edged red on the attached plan being in a good stockproof condition and mixture of stone wall, timber post and sheep netting. The land is free from any restrictive stewardship schemes and has rights of common to graze 204 sheep with followers, 10 cattle with followers and 3 horses, rights of turbarry and right of brecken for bedding under registered unit C.L.29 of the commons register.

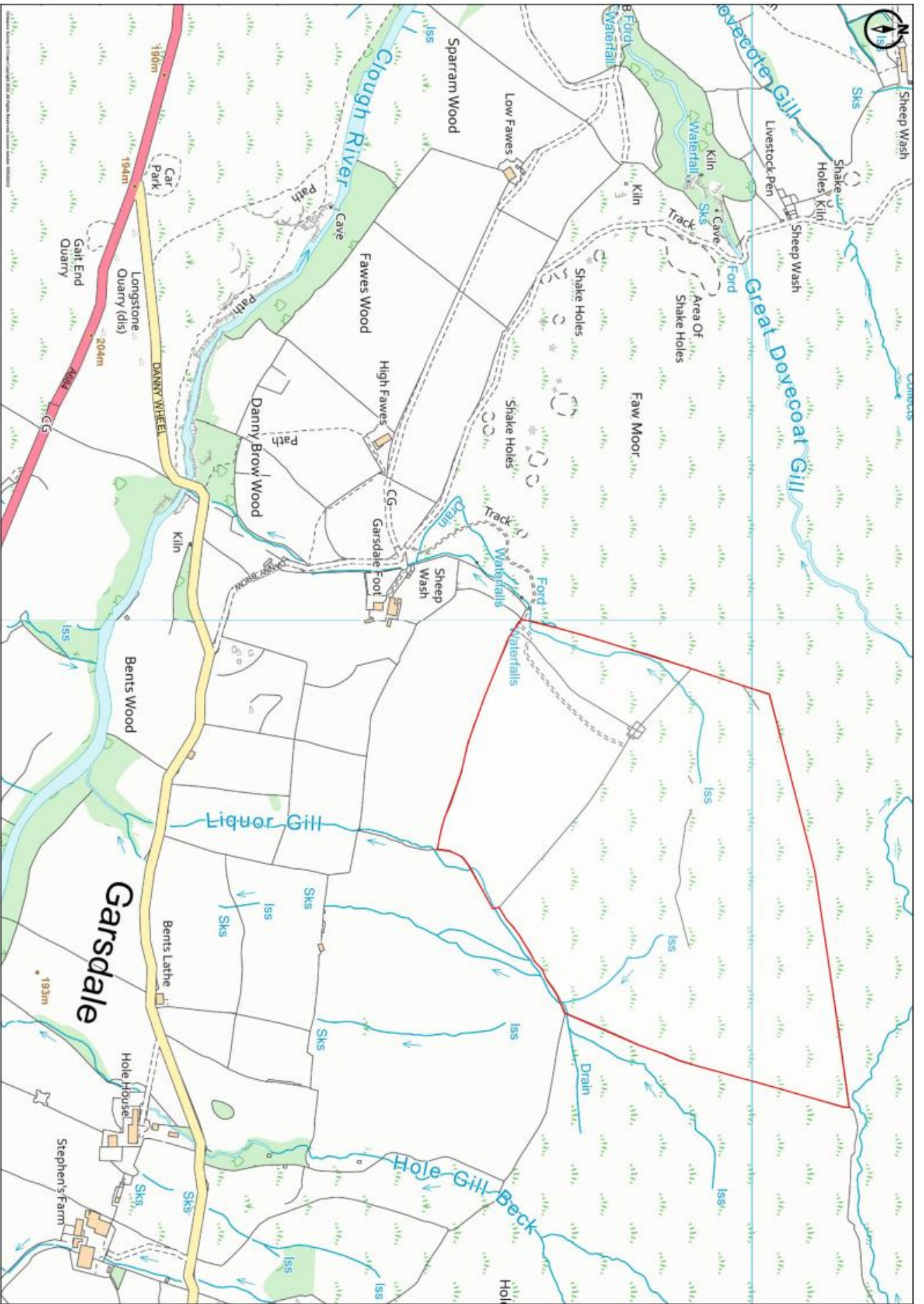
Viewings by appointment only after 10th May 2024

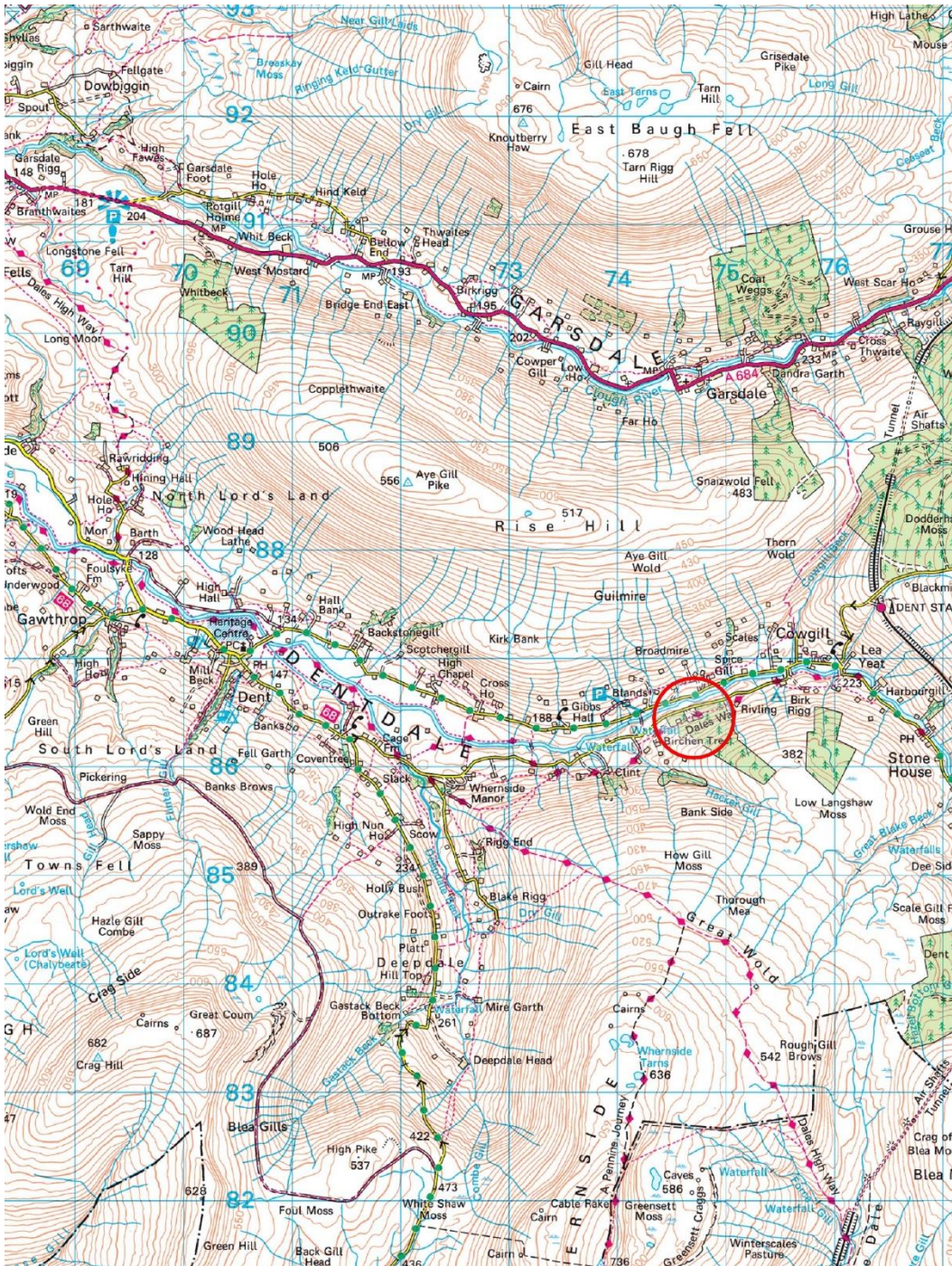
For sale by **informal tender** with the benefit of vacant possession on completion. **Tender Deadline 12 noon Wednesday 5th June 2024**

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



Please Note: 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.





Old Sawley Grange, Gisburn Road
 Sawley, CLITHEROE BB7 4LH
 T: 01200 441351
 F: 01200 441666
 E: sawley@rtturner.co.uk

Royal Oak Chambers
 Main Street
 BENTHAM LA2 7HF
 T: 015242 61444
 F: 015242 62463
 E: bentham@rtturner.co.uk

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



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.