

**LAND ADJACENT TO BROUGHTON HOUSE
Field Broughton, Grange over Sands, Cumbria**



**6.86 ACRES MEADOW AND PASTURELAND
Together with 3 bay timber frame building**

**For Sale by Informal Tender
(subject to conditions and unless sold previously)
Tenders Close 2pm Monday 11th July 2022**

**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.

LOCATION

The land lies within the Cartmel Valley approximately ¼ mile north east of Field Broughton, 1.5 miles north east of Cartmel, 1 mile south west of Newton in Cartmel (where access can be gained from the A590 trunk road) and 2.5 miles north west of Grange of Sands.

The property has good roadside access from the publically maintained road. Access to the property is gained either from the north (Newton in Cartmel) by taking the road south out of the village and having crossed the A590 High and Low Newton bypass turn right on Four Lane Ends to Barber Green. At the cross roads turn left and continue on that road going straight on at the next cross roads and the land will then be seen on the left hand side just before arriving at Broughton House Farm. Alternatively from the south and east travel from Cartmel towards Field Broughton and at the junction adjacent to St Peters church at Field Broughton turn right and continue on that road passing the junction in front of Broughton House Farm and the land will then be seen on the right hand side.

DESCRIPTION

The property comprises a single block of meadow and pastureland which has been split to form 2 convenient paddocks together with a substantial meadow. Within one of the paddocks is a 3 bay Bespoke timber building under an anthracite grey cement fibre roof. There are 2 bays are open fronted with the third bay being enclosed on all sides.

There is a hard standing in front of the building. There is the right to use the water trough situate at the point 'X' marked on the plan (situate on adjoining land in the ownership of a previous owner of the land) for a supply of water to the property.

BASIC PAYMENT AND ENTITLEMENTS

There are no Basic Payment Entitlements attached to the land.

VIEWING

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

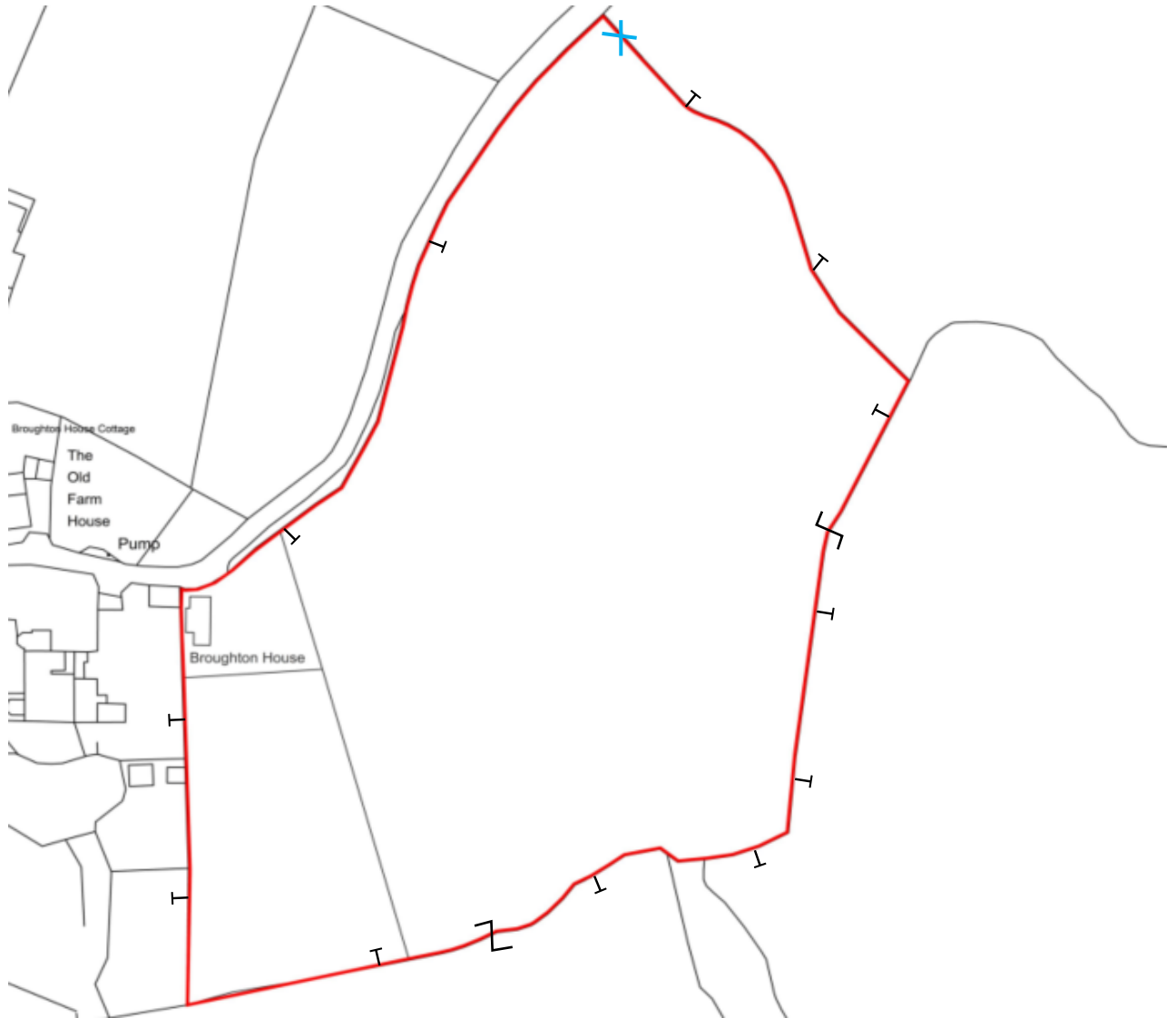
METHOD OF SALE

The property is for sale by Tender. All tenders should be submitted on the attached Tender Form to Richard Turner & Son at 14 Moss End, Crooklands, Milnthorpe, Cumbria. LA7 7NU to arrive no later than 2pm on Monday 11th July 2022. Please ensure your envelope is marked 'Land at Field Broughton' in the top left corner.

SCHEDULE

<u>Parcel Number</u>	<u>Description</u>	<u>Area (Ha)</u>	<u>Area (Acres)</u>
2471	Grassland	1.037	2.56
1862	Grassland	1.738	4.30
Total		2.775	6.86





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

National Park – Wayfaring House, Murley Moss Business Park, Oxenholme Road, Kendal LA9 7RL Tel: 01539 724555

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

**FORM OF TENDER
SUBJECT TO CONTRACT
LAND AT FIELD BROUGHTON**

Name(s)

.....

Address(s)

.....

.....

Telephone:..... Mobile:.....

I/We tender the following offers for the purchase of the property as described in the attached particulars and subject to the conditions therein. If successful, I/We will sign a contract and pay the tendered price in full as soon as requested by the selling agents. The prices tendered are as follows.

Successful tenderers will have to undertake certain online checks required by new anti-money laundering legislations.

Tender for Land at Field Broughton extending to 6.86 acres (2.775 hectares) marked red on the plan

£.....(.....) *In words.*

Is your offer subject to any additional conditions?

.....
.....
.....

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

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
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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Solicitor's details:

Name:

Address:.....

.....

.....

Phone number:.....

Method of funding:

Cash/Deposit Amount

Mortgage Yes/No Amount

Sale of Property (Please give details and indicate if already on the market)

Target exchange date:

Target completion date:

Signed..... Date.....

Conditions of Tender

- 1) All tenders should be for a specified amount in pounds sterling
- 2) Please confirm the amount in words in the brackets
- 3) Escalating tenders will not be accepted
- 4) The owner reserves the right to refuse the highest or any tender
- 5) All tenders should be returned to Richard Turner & Son, 14 Moss End, Crooklands, Milnthorpe LA7 7NU in an envelope marked '**LAND AT FIELD BROUGHTON**' no later than **2pm on Monday 11th July 2022**.

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