

**LAND AT BURTON IN LONSDALE  
NR INGLETON, NTH YORKS  
34.53 ACRES (13.97 HA) OR THEREABOUTS**



**EXCELLENT MEADOW OR PASTURELAND  
AVAILABLE IN UP TO 3 LOTS**

Lot 1 – 1.37 acres (0.55 ha), Lot 2 – 26.9 acres (10.89 ha), Lot 3 – 6.26 acres (2.53 ha)  
Ideal for agriculture, equestrian or amenity uses (subject to any necessary consents)

**FOR SALE BY PUBLIC AUCTION**

(Subject to Conditions and Unless Sold Previously\*)

**WEDNESDAY, 25<sup>th</sup> MAY 2022 AT 3.00 p.m.**

**RICHARD TURNER & SON, ROYAL OAK CHAMBERS  
SALE ROOM, HIGH BENTHAM**

**SOLE SELLING AGENTS - RICHARD TURNER & SON,  
14 MOSS END, CROOKLANDS, LA7 7NU.**

**TEL – 015395 66800**

**EMAIL – [kendal@rtturner.co.uk](mailto:kendal@rtturner.co.uk)**

**[www.rturner.co.uk](http://www.rturner.co.uk)**

*Through whom all offers and negotiations should be conducted*

***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 is located on the Eastern outskirts of Burton in Lonsdale, off the A687, as shown on the location plan attached.

**VIEWING:**

Viewing is highly recommended, at any time during daylight hours with a set of particulars to hand.

**TENURE AND POSSESSION:**

The property is freehold and vacant possession will be available from 30<sup>th</sup> September 2022.

**WATER**

There are reliable natural water supplies in Lots 1 and Lot 2. The natural water supply in Lot 3 supply does dry up when there is a lack of rain. Lot 2 has water in two locations and also has access to the nearby beck if needed as a secondary water supply.

**BASIC PAYMENT SCHEME ENTITLEMENTS**

BPS Entitlements must be purchased in addition to the tender price at a value of £100 per hectare of entitlements plus VAT. Number of entitlements and values can be seen below:

Lot 1: 0.55ha - £55.00 plus VAT

Lot 2: 10.79ha - £1,079.00 plus VAT

Lot 3: 2.53ha - £253.00 plus VAT

**LOT 1**  
**(Marked Red on the Plan)**



A productive pasture suitable for equine or agricultural purposes, this 1.37 acre plot offers excellent grazing for livestock and can be easily accessed from the A687.

<b><u>Field Number</u></b>	<b><u>BPS Eligible Area (Ha)</u></b>	<b><u>Area (Ha)</u></b>	<b><u>Area (Acres)</u></b>
SD6572 4078	0.55	0.55	1.37
<b>Total</b>	<b>0.55</b>	<b>0.55</b>	<b>1.37</b>

**LOT 2**  
**(Marked Blue on the Plan)**



Lot 2 comprises a large block of sound pastureland extending to 26.66 acres which can be accessed directly from the A687. The land is in excellent heart and benefits from a holding pen near the road.

<b><u>Field Number</u></b>	<b><u>BPS Eligible Area (Ha)</u></b>	<b><u>Area (Ha)</u></b>	<b><u>Area (Acres)</u></b>
SD6572 5182	10.79	10.89	26.9
<b>Total</b>	<b>10.79</b>	<b>10.89</b>	<b>26.9</b>

**Lot 3**  
**(Marked Green on the Plan)**



Lot 3 extends to 6.26 acres and is accessed off Barnoldswick Lane, from the A687. The land comprises productive meadow in one enclosure.

<b><u>Field Number</u></b>	<b><u>BPS Eligible Area (Ha)</u></b>	<b><u>Area (Ha)</u></b>	<b><u>Area (Acres)</u></b>
6572 2630	2.53	2.53	6.26
<b>Total</b>	<b>2.53</b>	<b>2.53</b>	<b>6.26</b>

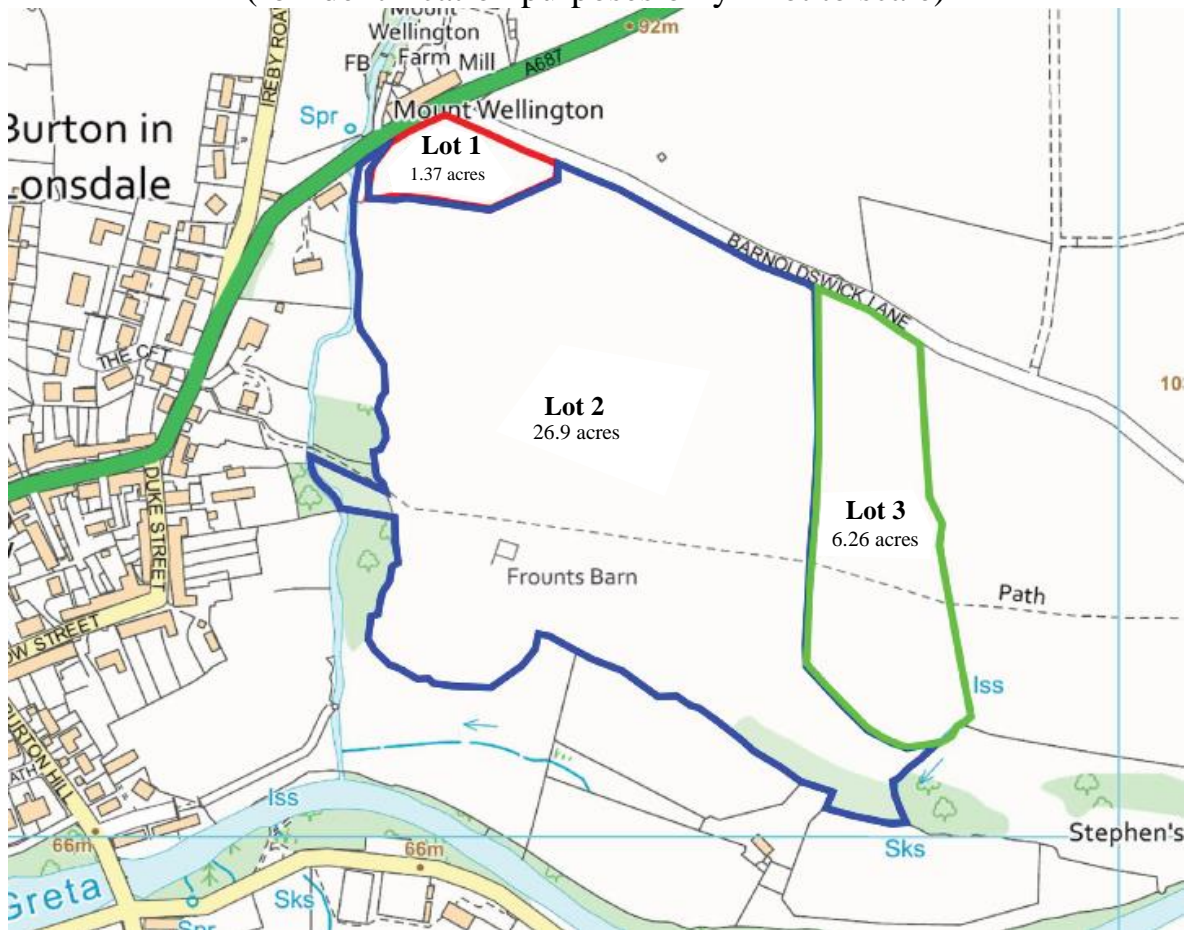
**Overage Clause**

There will be an overage clause applied to all the land for 50% of any increase in value due to planning permission for any use other than agricultural or equestrian uses this overage will last for 20 years from the completion date of the sale. To clarify, planning permissions being granted for agricultural or equestrian purposes will not trigger the overage clause.



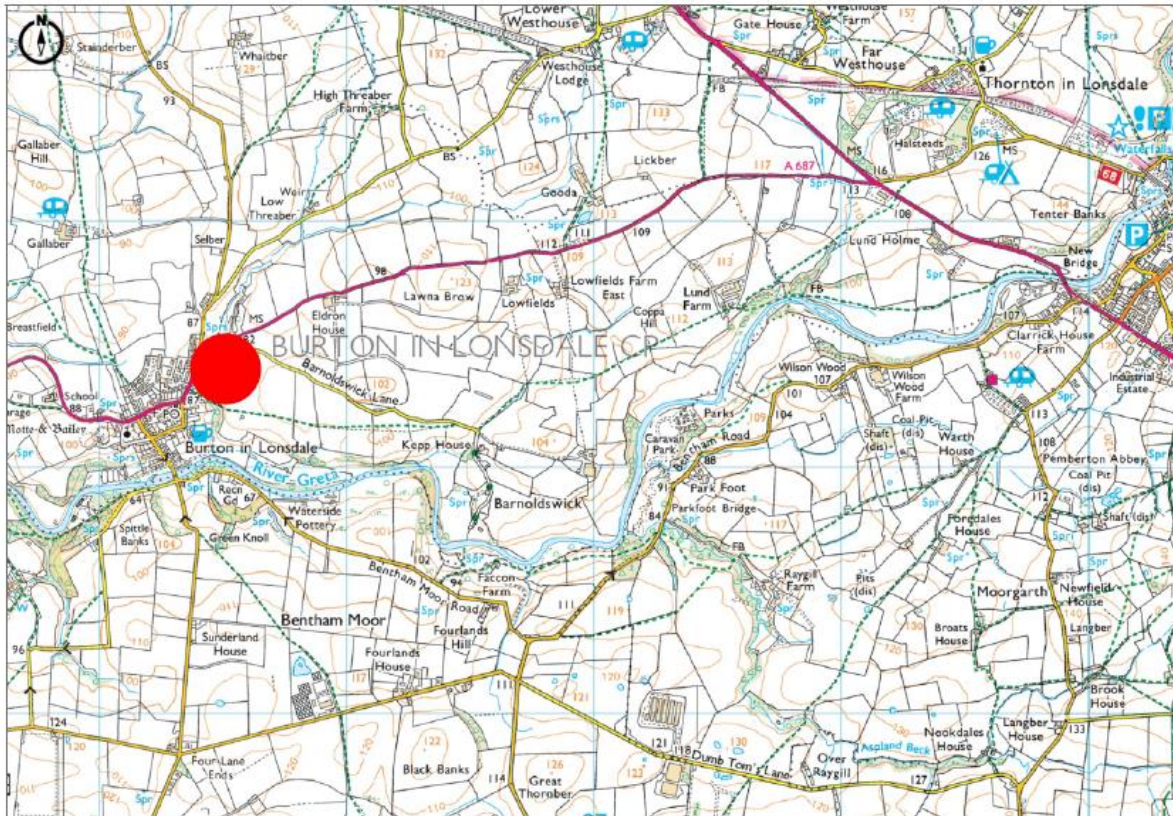
## SALE PLANS

(for identification purposes only - not to scale)



## LOCATION PLAN

(for identification purposes only - not to scale)



## GENERAL REMARKS AND STIPULATIONS

### LOCAL SERVICE AUTHORITIES:

**Lancaster City Council** - Town Hall, Dalton Square, Lancaster LA1 1PJ

**United Utilities**

**Electricity Northwest**

### 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 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.

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

*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

### 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 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. Lots 2 & 3 are crossed by a public footpath.

### 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/exchange 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