

HARRISON COWARD

COUNTY SQUARE ULVERSTON CUMBRIA LA12 7AB

LAKE DISTRICT NATIONAL PARK AGRICULTURAL/INVESTMENT OPPORTUNITY



Announcement of the sale by private treaty of several enclosures of sound upland grazing/amenity land extending in all to 9.28 acres or thereabouts offered with the benefit of vacant possession on completion.

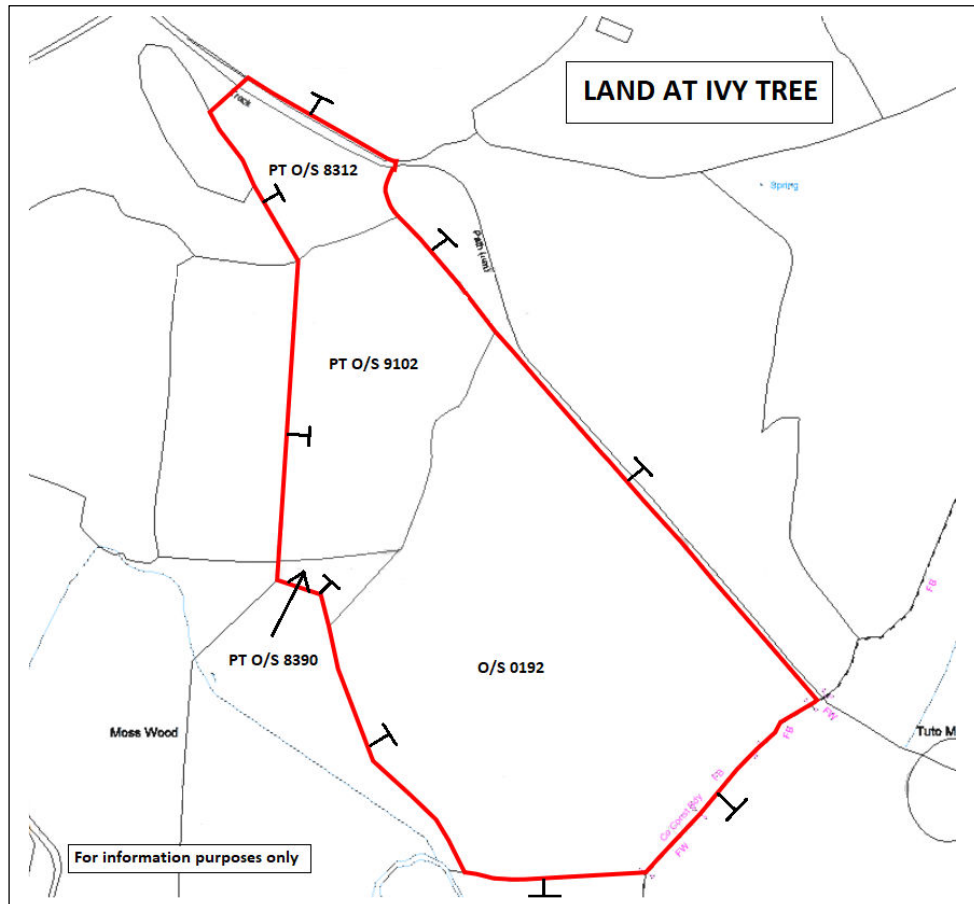
The land comprises O/S numbers Pt 8312; Pt 9102; Pt 8390 and 0192 being part of Ivy Tree Farm, Blawith and set in an idyllic setting close to the hamlet of Blawith/Coniston Water. The land has access from the council maintained roadway leading from Everard Lodge to Blawith and additionally has a reliable natural water supply.

O/A £55,000

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GENERAL REMARKS

1. **Tenure**: Freehold with vacant possession on completion
2. **Boundaries**: Fence maintenance responsibilities, as far as they are known, are shown by inward facing “T” marks.
3. **Basic Payment Scheme**: The land is entered onto the Rural Land Register but no Basic Payment Scheme entitlements are included within the purchase price.
4. **New Boundary**: The new post/sheep netting and barbed wire stock proof fence required on the south western boundary, will be erected, post completion, by the vendor and thereafter be maintained by the purchaser.
5. **Wayleaves/Easements**: The land is sold subject to, and with the benefit of, all rights of way, whether public or private and any existing or proposed wayleaves, easements or quasi easements whether referred to within these particulars or not.

Inspections

During normal business hours with a set of particulars to hand having regard to the safety of grazing livestock and the closing of gates.

MISREPRESENTATION ACT 1967 (NOTICE)

These particulars do not constitute any part of, an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Vendors and Agents. No statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make or give, and neither Messrs Harrison Coward nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered subject to Contract and to remaining unsold.