LAND AT ALLITHWAITE

Allithwaite, Grange-Over-Sands, Cumbria, LA11 7QZ

Two conveniently located parcels of land on the periphery of the village.

In all about 4.64 acres [1.88 has]

Lot 1 - 3.815 acres [1.54 has]  Lot 2 - 0.82 acres [0.33 has]

TO BE SOLD BY PUBLIC AUCTION AT THE VICTORIA HALL, GRANGE-OVER-SANDS ON FRIDAY 2ND MARCH 2018 AT 2.45PM.
KEY FEATURES

- Of interest to local land and property owners, investors and those with equestrian interests.
- No Overage Clauses.
- No Stewardship Schemes.
- Hope value.
- Vacant possession on completion.

SUMMARY OF LOTS

<table>
<thead>
<tr>
<th>Lot No</th>
<th>Colour on Plan</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Red</td>
<td>3.815</td>
<td>1.54</td>
</tr>
<tr>
<td>2</td>
<td>Blue</td>
<td>0.82</td>
<td>0.33</td>
</tr>
</tbody>
</table>

DIRECTIONS

From Grange-over-Sands proceed in a westerly direction to Allithwaite. Turn right onto Church Road passing the Post office on your right heading towards Cartmel. Immediately beyond the outskirts of the village are the two lots, Lot 1 on the left and Lot 2 on the right.

LOCATION

The land is located on the northern edge of the popular South Lakeland village of Allithwaite, on either side of the road to Cartmel.

LOT 1

An excellent enclosure of sound meadow and pasture land on the edge of the village of Allithwaite, extending to 3.815 acres [1.54 has] or thereabouts as shown edged red on the Sale Plan herewith.

The land is outside of the development boundary for Allithwaite. Although the land is currently outside of the development boundary there may be some future hope value for development.

There are two access gates from the lane currently leading to Templand Farm which is accessed from Cartmel Road as depicted by an 'X' on our attached Sale Plan.

There is no mains water supply available to this field.

LOT 2

A sound enclosure of accommodation land with stockproof boundaries, extending to 0.82 acres [0.33 has] or thereabouts, as shown edged blue on the Sale Plan herewith.

The access is off the Cartmel Road as depicted by an 'X' on our attached Sale Plan. The land slopes gradually down to the easterly boundary with a public footpath along the northern boundary.

The land is outside of the development boundary for Allithwaite. Although the land is currently outside of the development boundary there may be some future hope value for development.

It is ideal for a pony paddock and for hobby farmers.

There is no mains water supply.
GENERAL INFORMATION AND STIPULATIONS

The following Stipulations where applicable shall be deemed as Special Conditions of Sale. In the event of any variance between the Stipulations and the Special Conditions of Sale then the latter will prevail. Purchasers will also be deemed to have had full notice of the Stipulations and the Special Conditions of Sale and the same will not be read out at the time of sale. The Special Conditions of Sale may be inspected at the Auctioneer’s Offices and also the offices of the Seller’s Solicitors FOURTEEN days prior to the sale.

N.B: Prospective purchasers are requested to contact the Seller’s Solicitors to discuss legal matters pertinent to the sale Contract and documentation.

SOLICITORS Gedye & Sons, Chancery House, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7HD. Tel No: 015395 32313.

TENURE Freehold.

Vacant possession upon completion.

The date fixed for completion is Tuesday 3rd April 2018 or earlier by mutual arrangement.

METHOD OF SALE The Lots will be offered for sale as described in these particulars of sale.

WAYLEAVES AND EASEMENTS The properties are sold subject to and with the benefit of any existing easements, rights, wayleaves and rights of way.

BASIC PAYMENT SCHEME ENTITLEMENTS There are no Basic Payment Scheme entitlements with this land.

SALE PLANS The sale plans have been prepared by the Auctioneers for the convenience of the prospective purchasers. They are deemed to be correct, but any error, omission or mis-statement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

BOUNDARIES the sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not. The responsibility of the ownership of the boundary fences and walls are indicated with ‘T’ marks on the Sale Plan where known and are from the information provided by the sellers and believed to be correct.

LOCAL AUTHORITY South Lakeland District Council. Tel No: 01539 733333.

PLANNING AUTHORITY Lake District National Park. Tel No: 01539 724555.

MONEY LAUNDERING REGULATIONS 2017 We are now required by legislation to undertake checks on any potential purchaser prior to accepting their bid. Any interested party should either call into our Kendal Office with photographic ID, i.e. passport/driving licence and proof of address i.e. Council Tax/utility bill for copying prior to the auction or present copies at the Auctioneer’s desk prior to the commencement of the sale.

VIEWING ARRANGEMENTS The land may be inspected at any reasonable time by prospective buyers, provided a copy of these particulars are in possession.