

Lot 1



## LAND AT BARBER GREEN AND AYSIDE

**Grange-Over-Sands, Cumbria, LA11 6JE**

An attractive opportunity to purchase a range of high quality meadow and grazing land. The land extends to approximately 31.63 acres [12.80 ha] and is offered for sale in four conveniently located Lots each benefitting from good access.

**Lot 1 – 4.89 acres [1.98 ha]**

**Lot 2 – 16.46 acres [6.66 ha]**

**Lot 3 – 5.76 acres [2.33 ha]**

**Lot 4 – 4.52 acres [1.83 ha]**

**TO BE SOLD BY PUBLIC AUCTION AT THE VICTORIA HALL, GRANGE-OVER-SANDS, LA11 6DP  
ON FRIDAY 2<sup>ND</sup> MARCH 2018 AT 2.30PM**

Lot 2



Lot 3



Lot 4





**KEY FEATURES**

- **Productive meadow and grazing land.**
- **Each Lot conveniently located to the villages of Ayside, Barber Green and High Newton and with good access opportunities.**
- **Of interest to local land and property owners, investors and those with equestrian interests.**
- **Basic Payment Scheme entitlement included.**
- **Vacant possession on completion.**

**SUMMARY OF LOTS**

<b>Lot No</b>	<b>Colour on Plan</b>	<b>Acres</b>	<b>Hectares</b>
1	Red	4.89	1.98
2	Green	16.46	6.66
3	Blue	5.76	2.33
4	Pink	4.52	1.83

**LOCATION**

The four Lots are located on the outskirts of the villages of Ayside and Barber Green. Just west of the A590 at High Newton. The four Lots are located approximately 10 miles south-west of Kendal in the Lake District National Park.

**DIRECTIONS**

The four Lots can be assessed from High Newton Village as follows:

**LOT 1** - Immediately before leaving High Newton Village take the unsigned minor road to the left, heading over the A590. Having crossed the bridge over the A590 take the right turn signposted Barber Green. Continue approximately 300m along the local road known as Four lane ends and at the crossroads take the right turn. The property is located on your left after the neighbouring residential property.

**LOT 2** - After leaving the village of High Newton heading north continue for approximately 650m and take the left turn directly opposite Airey's Farm shop. The entrance to Lot 2 is located immediately after the underpass on your left.

**LOT 3** - Continue north out of High Newton village for approximately 1 mile and use the underpass to cross the A590. At the T-junction turn left signposted Ayside. The land is located approximately 350m on your left.

**LOT 4** - Following the instructions to Lot 1 at the crossroads turn left rather than right. The land is located approximately 200m on your left.



**PARTICULARS**

**LOT 1**

A sound ring fenced block of meadow and pasture land adjacent to Four Lane Ends, extending to 4.89 acres [1.98has]. The land is split into two separate field enclosures and benefits from good roadside access to the southern and north-east corners along with natural water supplies.

The successful purchaser/s shall be required to erect and maintain a stockproof fence along the boundary marked with Lot 2.

**SCHEDULE**

RLR Field No	Plan No	Acres	Hectares
SD3982 5887	1	0.37	0.15
SD3982 6586	2	4.52	1.83
<b>Total</b>		<b>4.89</b>	<b>1.98</b>

**LOT 2**

An excellent block of meadow and grazing land, extending to 16.46 acres [6.66has].

Lot 2 comprises a ring fenced block of productive agricultural land currently down to permanent pasture. The land is split into five field parcels and benefits from mains and natural water supplies. Located at the entrance to the property are stock handling facilities.

Lot 2 can be accessed at all times and for any purpose along the track marked purple or for agricultural purposes only along the track marked brown.

**SCHEDULE**

RLR Field No	Plan No	Acres	Hectares
SD3982 4187	3	1.93	0.78
SD3982 5299	4	4.40	1.78
SD3983 6305	5	3.66	1.48
SD3983 6020	6	5.98	2.42
SD3983 6036	7	0.49	0.20
<b>Total</b>		<b>16.46</b>	<b>6.66</b>



**LOT 3**

An attractive block of productive grazing land extending to 5.76 acres [2.33has]

The land is split into three separate field enclosures and benefits from mains water supplies and good roadside access.

**SCHEDULE**

RLR Field No	Plan No	Acres	Hectares
SD3983 3280	8	1.43	0.58
SD3983 3468	9	3.16	1.28
SD3983 3777	10	0.79	0.32
SD3983 4274	11	0.37	0.15
<b>Total</b>		<b>5.76</b>	<b>2.33</b>

**LOT 4**

A single field parcel of productive meadow land extending to 4.52 acres [1.83 has]

The land benefits from good roadside access and mains water supplies.

**SCHEDULE**

RLR Field No	Plan No	Acres	Hectares
SD3982 5834	12	4.52	1.83
<b>Total</b>		<b>4.52</b>	<b>1.83</b>

**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** Napthens LLP, Darwen House, Walker Business Park, Blackburn, Lancashire, BB1 2QE. Tel No: 01254 667733. [*For the attention of James Stocker*]

**TENURE/POSESSION** Freehold. Vacant possession upon completion.

The date fixed for completion is **TUESDAY 3<sup>RD</sup> APRIL 2018** or earlier by mutual arrangement.

**METHOD OF SALE** The Lots will be offered for sale in four Lots as described in these particulars of sale. The Auctioneer reserves the right to amalgamate the Lots at the time 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.

**STEWARDSHIP SCHEMES** The land is subject to an Entry Level Stewardship Scheme due to expire on 30th April 2018 and the purchaser shall be obliged to continue the obligations of this scheme until this expiry date.

**BASIC PAYMENT SCHEME ENTITLEMENTS** All Basic Payment Scheme Entitlements relating to the land are included and will be transferred following completion for the successful purchaser to claim the 2018 payment at a transfer cost to the purchaser of £50 plus VAT per lot.

Lot 1 - 1.98 Non-SDA Entitlements  
Lot 2 - 6.65 Non-SDA Entitlements  
Lot 3 - 2.33 Non-SDA Entitlements  
Lot 4 - 1.83 Non-SDA Entitlements

**SPORTING AND MINERAL RIGHTS** Included.

**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.

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

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

## **BOUNDARIES**

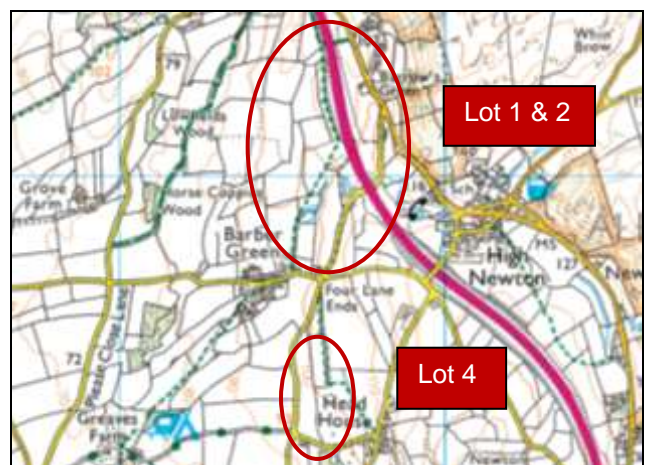
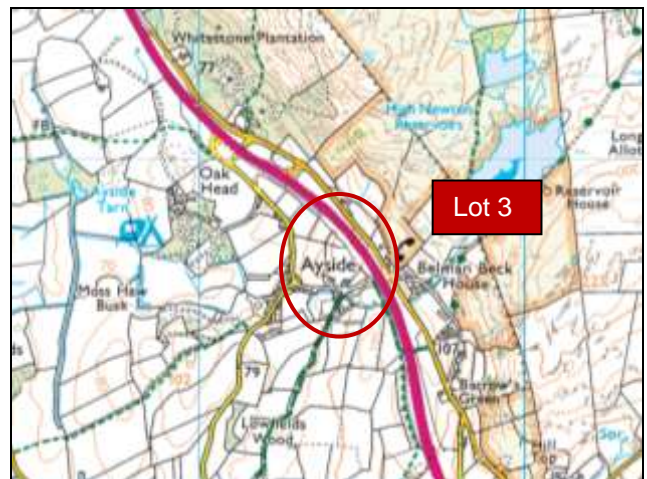
The sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not. The responsibility of the ownership of the boundary fences and walls are indicated with 'T' marks on the Sale Plan where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

## **MONEY LAUNDERING REGULATIONS 2017**

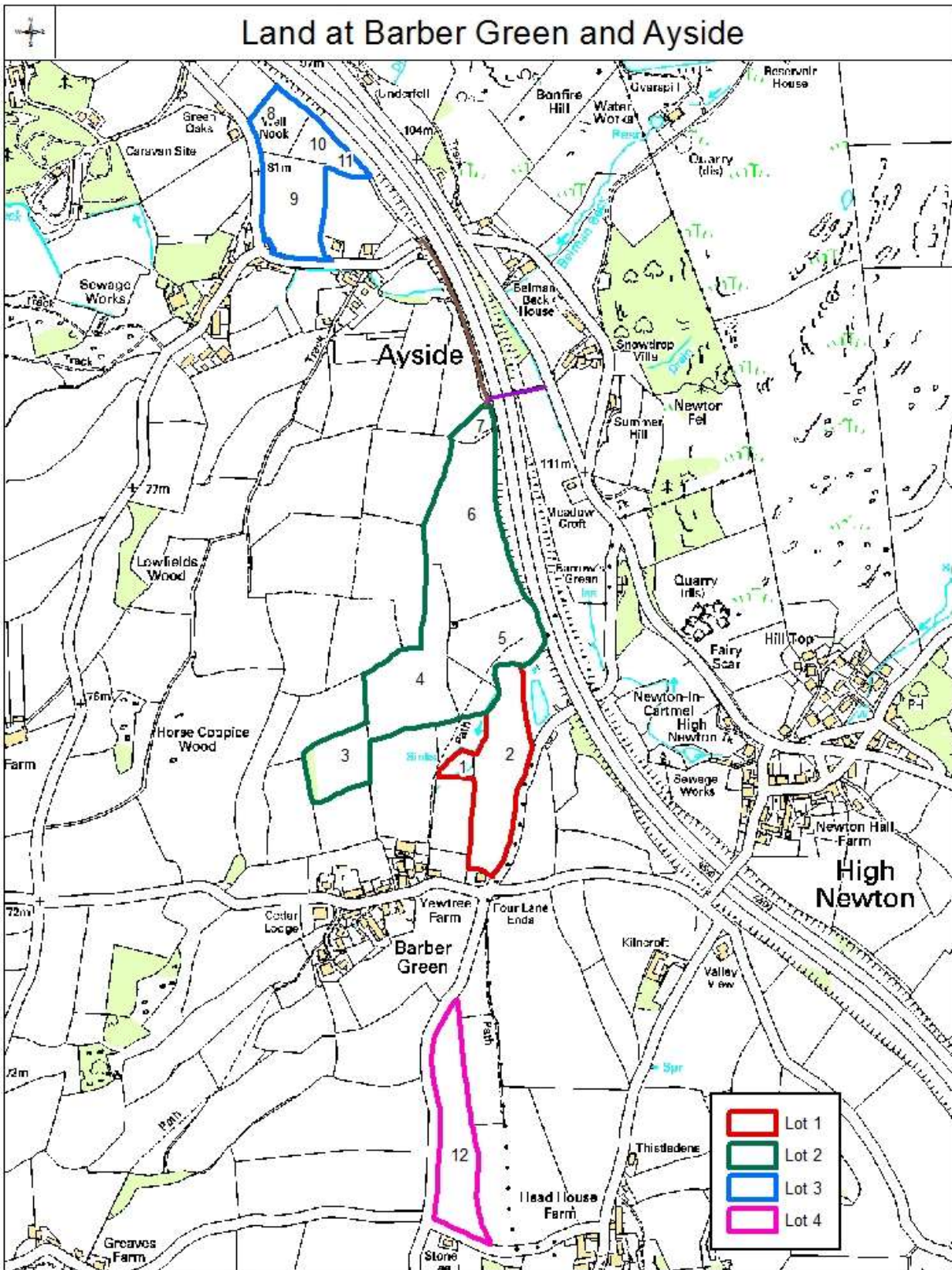
We are now required by legislation to undertake checks on any potential purchaser prior to accepting their bid. Any interested party should either call into our Kendal Office with photographic ID, i.e. passport/driving licence and proof of address i.e. Council Tax/utility bill for copying prior to the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

## **VIEWING ARRANGEMENTS**

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

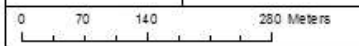


# Land at Barber Green and Ayside



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Date: January 2018  
Plan No: 1 of 1  
For Illustration Purposes Only



## MICHAEL CL HODGSON

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