LAND AT ALLITHWAITE
Fellside, Allithwaite, Cumbria, LA11 7RN

An excellent block of meadow, pasture and upland grazing on the periphery of the village.

In all about 11.81 acres [4.78 hectares]

TO BE SOLD BY PUBLIC AUCTION AT THE VICTORIA HALL, GRANGE-OVER-SANDS
ON FRIDAY 13TH JULY 2018 AT 3.00PM.
KEY FEATURES

- Of interest to local land and property owners, farmers and investors.
- No Stewardship Schemes.
- Vacant possession on completion.
- Fine westerly views across Morecambe Bay.
- No Basic Payment Scheme entitlements.
- Natural water supply.

LOCATION

The land is located on the north-easterly periphery of the popular South Lakeland village of Allithwaite.

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 after passing Allithwaite primary school on your left, turn right down Wartbarrow Lane. Immediately after your turning, Fellside will appear on your right-hand side.

PARTICULARS
A sound block of meadow, pasture and upland grazing on the edge of the village of Allithwaite, extending to 11.81 acres [4.78 hectares] or thereabouts as shown edged red on the Sale Plan herewith.

The land is outside of the development boundary for Allithwaite.

The access to the land is via the gateway off Fellside Drive immediately after No.3 Fellside and as shown by an 'X' on the Sale Plan.

The land benefits from natural water supplies and livestock proof, dry stone walls and mature hedges surrounding the land parcels.

The land slopes gently down from the easterly boundary down towards Fellside, which forms the westerly boundary.

The field is serviced by one mains water trough as shown “WT” on the sale plan, and is rated from April - March in advance.

The land is not subject to any Stewardship Schemes. There are no public rights of way across the land.

The land to the north of the parcel forms part of Wartbarrow and Kirkhead Limestone Pavement Order Ref: CO23.
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/POSSESSION
Freehold. Vacant possession upon completion.

The date fixed for completion is **Friday 10th August 2018** or earlier by mutual arrangement.

METHOD OF SALE
The Land will be offered for sale as one Lot.

WAYLEAVES AND EASEMENTS
The land is 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 the land.

SALE PLANS
The sale plan has 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/PLANNING AUTHORITY
South Lakeland District Council. Tel No: 01539 733333.

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.