



LAND & WOODLAND AT BOWBRIDGE GREAT ASBY CA16 6ES

A single field enclosure including a stretch of Asby Beck extending to 5.36 acres (2.17ha) with excellent roadside access, and is suitable for a range of purposes

**For Sale by Private Treaty
Guide Price £50,000**



Location

The land is located approximately 1.5 miles North of the village of Great Asby and approximately 3.7 miles South of Appleby in Westmorland.

Directions

From Appleby in Westmorland turn up Bridge Street, then turn left and follow the road up the hill and bear round to the right onto Shaw's Wend and continue on the B6260 then turn left when signposted Ormside/Gt Asby/Soulby, after 1.3 mile turn right signposted Gr Asby, the land lies on the left hand side of the road after approximately 1 mile immediately opposite Bow Bridge Farm

Description

The land comprises a single field enclosure of grazing land and a parcel which has been planted, two parcels are split by Asby Beck.

The larger area extends to 3.01 acres (1.22ha) and is a restored wild hay meadow which was undertaken with the assistance of Cumbria Wildlife Trust and has the benefit of roadside access.

The woodland extends to 1.90 acres (0.77ha) was planted approximately 11years ago with indigenous species including Green Alder, Silver Birch, Ash, Sweet Cherry, Oak and Rowan.

The stretch of Asby Beck extends to approximately 250m in length and has been the subject of restoration work with the assistance of Eden Rivers Trust and offers excellent habitat for indigenous invertebrate species, river water crowfoot (a designated protected flora species under ESAC conservation designation) and healthy population of wild brown trout.



Woodland Grant Scheme

The land was planted as part of a Woodland Grant in 2009. There is a desire to see the area maintained as woodland, however we understand there is no obligation to do so.

Method of Sale

The land is offered for sale as a Whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Viewing

Viewing is permitted, at any reasonable time with the possession of a set of these particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that any gates are securely closed on leaving the land. Please ensure that access is made by foot only from the public highway.

Sporting & Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact Seller's Solicitor: Kevin Lowther, Gaynham King & Mellor, 29 Boroughgate, Appleby in Westmorland CA16 6XG

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.

IMPORTANT NOTICE

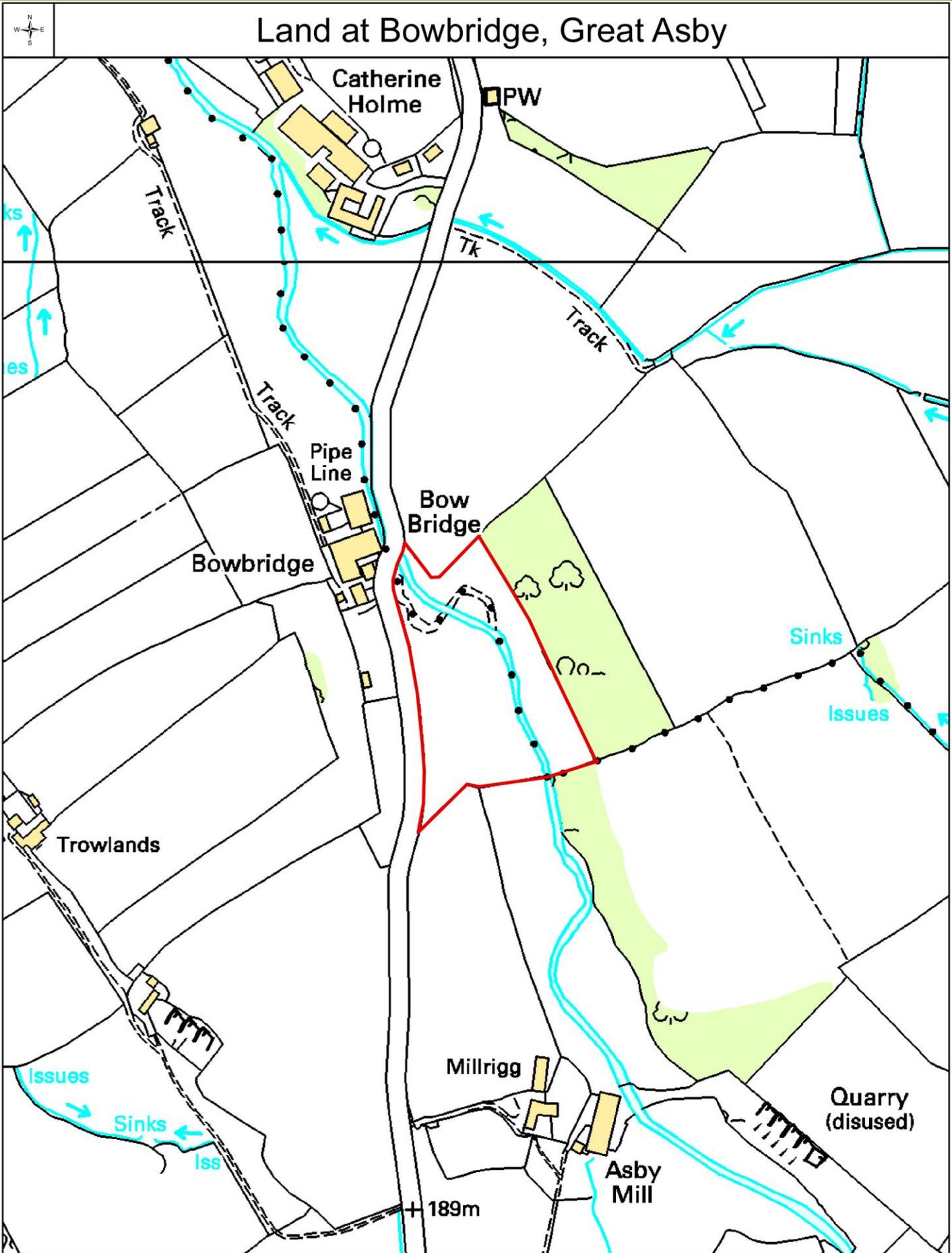
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- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: March 2019

Land at Bowbridge, Great Asby



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Date: March 2019
 Our Ref: HL180A
 Plan No: V1
 Illustration Only



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The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.