



## **SKEGGLES ALLOTMENT**

**Cornclose Lane, Kentmere, Cumbria, LA8 9JP**

An allotment of rough grazing/amenity land in the heart of the Lake District National Park  
[UNESCO World Heritage Site]  
extending to **20.14 acres (8.15 hectares)**

**TO BE SOLD BY PUBLIC AUCTION AT THE KENDAL TOWN HALL, KENDAL, CUMBRIA, LA9 4ED  
ON FRIDAY 17<sup>TH</sup> MAY 2019 AT 3.00PM.**





## KEY FEATURES

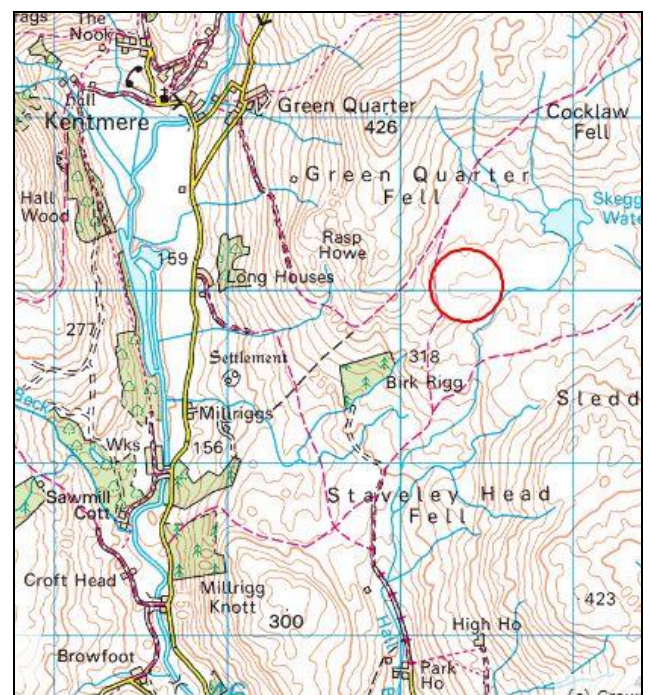
- Ring fenced block of rough grazing land.
- Fantastic views over the Lake District National Park.
- Natural spring water.
- Within Lake District National Park [UNESCO World Heritage Site].

## DIRECTIONS

The property can only be viewed on foot along a public bridleway, there is no vehicular access for viewing purposes. To view the property leave Staveley to the north towards Kentmere and take the right across Barley Bridge. Then take the left turn up the dead end road. Continue on this until the tarmac turns to a hard-core track. After approximately 500m the track becomes grassy. Continue along this track through the first field which is fenced on both sides. At the next gate take the foot path to the right and follow it until the fork. Take the left fork and continue until you pass through another gate. Skeggles Allotment is then along on your right-hand side. See the plan attached showing access to the plot for viewing purposes. The allotment will be denoted by the Selling Agent's sale board.

## LOCATION

Located approximately 1 mile south east of Kentmere and approximately 3 miles north of Staveley within the Lake District National Park.





## **DESCRIPTION**

A single enclosure of very rough grazing land with slightly higher ground to the north. The land benefits from natural spring water running through the parcel and views of the Lake District National Park. Relatively flat compared to the surrounding land. The land is designated Severely Disadvantaged Moorland [SDA Moorland].

Field No	Parcel ID	Region	Acres	Has
1	NY4703 3609	SDA Moorland	8.11	3.28
2	NY4702 3996	SDA Moorland	12.03	4.87
<b>Total</b>			<b>20.14</b>	<b>8.15</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.

## **SOLICITOR**

Milne Moser, 100 Highgate, Kendal, Cumbria, LA9 4HE. Tel No: 01539 729786.

## **TENURE**

Freehold. Vacant possession upon completion. The date fixed for completion is **Friday 14<sup>th</sup> June 2019** or earlier by mutual arrangement.

## **METHOD OF SALE**

Skeggles Allotment will be offered for sale in one Lot as described in these particulars of sale.

## **WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefit of any existing easements, rights, wayleaves and rights of way. The property benefits from a right of way from Cornclose Lane, Kentmere to the north west, for further details please contact the solicitor.

## **STEWARDSHIP SCHEMES**

The Seller's existing Stewardship Scheme has been extended by Natural England for one year to 30/4/2020. Natural England have not confirmed that the extended scheme and any payments will transferable to the Purchaser.

## **BASIC PAYMENT SCHEME ENTITLEMENTS**

No entitlement included in the sale.

## **BOUNDARIES**

As far as the vendor is aware the responsibilities for the boundaries are shown on the sale plan by an inward or outward facing "T" mark. Where no mark is shown, no further information is available.

## **SPORTING RIGHTS AND MINERAL RIGHTS**

Included in the sale.

## **SALE PLANS**

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

## **LOCAL AUTHORITY**

South Lakeland District Council: Tel No: 01539 733333.

## **PLANNING AUTHORITY**

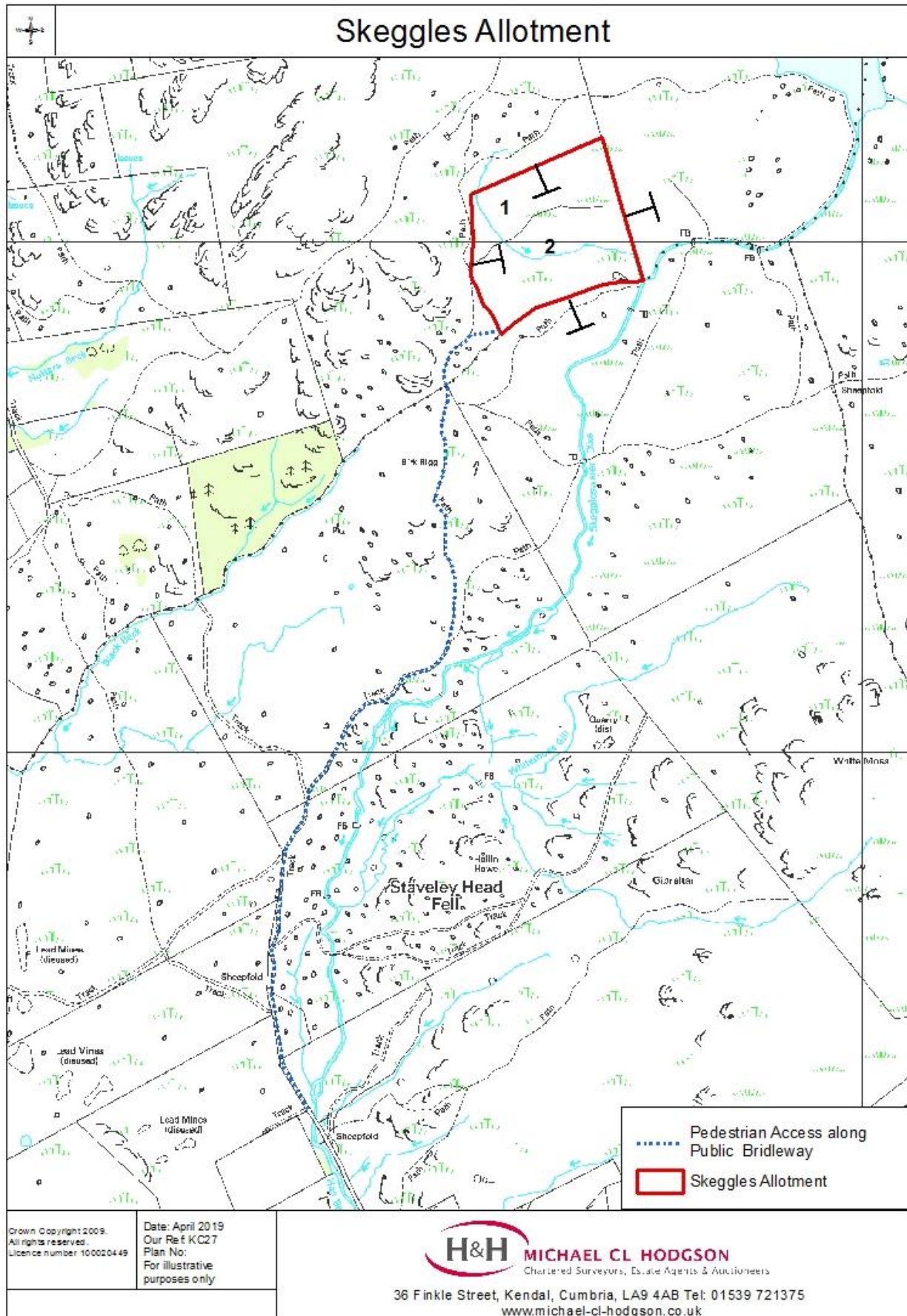
Lake District National Park. Tel No: 01539 724555

## **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**

Viewing is permitted at any reasonable time with the possession of a set of these particulars.



36 Finkle Street, Kendal, Cumbria, LA9 4AB  
Tel: 01539 721 375 Fax: 01539 732 600

Email: [kendal@mclhodgson.co.uk](mailto:kendal@mclhodgson.co.uk)

Also at Grange Tel: 015395 33302