

## LAND OFF SEALFORD LANE

OIEO £140,000

Near Hutton Roof, Cumbria, LA6 2PN

For Sale as a Whole by Private Treaty

An opportunity to acquire an attractive block of productive grassland extending to approximately 14.40 acres (5.82 hectares) with wildlife pond and good roadside access.





### **Location**

Located in a quiet country lane position in the hamlet of Sealford, only a short distance from the village of Hutton Roof. The market town of Kirkby Lonsdale is approximately 4.3 miles to the east. Although a rural and quiet location, there are good communication links with local towns, roads and railway stations.

### **Description**

The land extends to approximately 14.40 acres (5.82 hectares) of productive grassland land with good roadside access. The land is bounded by mature native hedgerows and livestock fencing. To the east is a large wildlife pond surrounded by mature trees.

This is an ideal parcel of land, which will appeal to a range of purchasers including amenity, lifestyle, equestrian or farming.

### **Method of Sale, Tenure and Possession**

Freehold with vacant possession on completion.

The land is offered for sale as a whole by Private Treaty.

### **Wayleaves, Easements and Rights of Way**

The land is sold subject to the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed Easements and Wayleaves, whether referred to in the particulars or not. A public footpath crosses part of the land.

### **Basic Payment Scheme Entitlements**

The Basic Payment Scheme (BPS) entitlements are not included in the sale.

### **Environmental Stewardship Schemes**

The land is not within any Environmental Stewardship Schemes.

**Local Authority**  
Westmorland and Furness Council, South Lakeland House,  
Lowther Street, Kendal, Cumbria, LA9 4DQ  
Tel: 01539 733333 Website: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

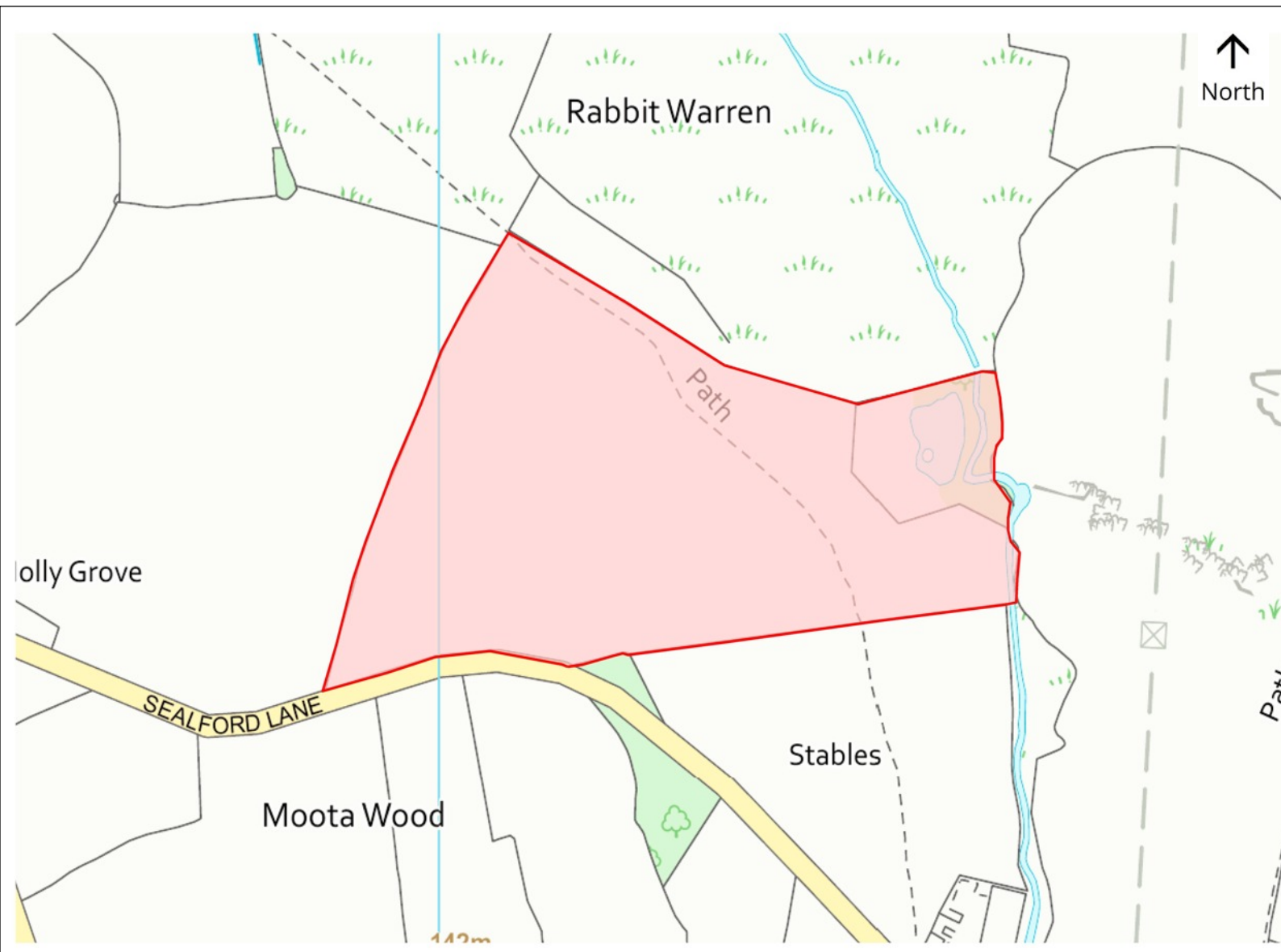
**Services**  
We understand that the land benefits from a water supply.

**Viewing**  
The land may be viewed during normal daylight hours, subject to any person being in possession of a copy of the sales particulars and having notified the selling agent.

**Health and Safety**  
All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

**Directions**  
From J36 of the M6, head east along the A65. Continue past The Plough at Lupton and Witherslack Schools on the right and turn next right onto Jubilee Lane, signposted Hutton Roof. Turn first left and continue towards Hutton Roof. After approximately 0.8 miles, at the crossroads, turn left and head down Sealford Lane; double gated roadside access is on the left hand side after approximately 200 metres.

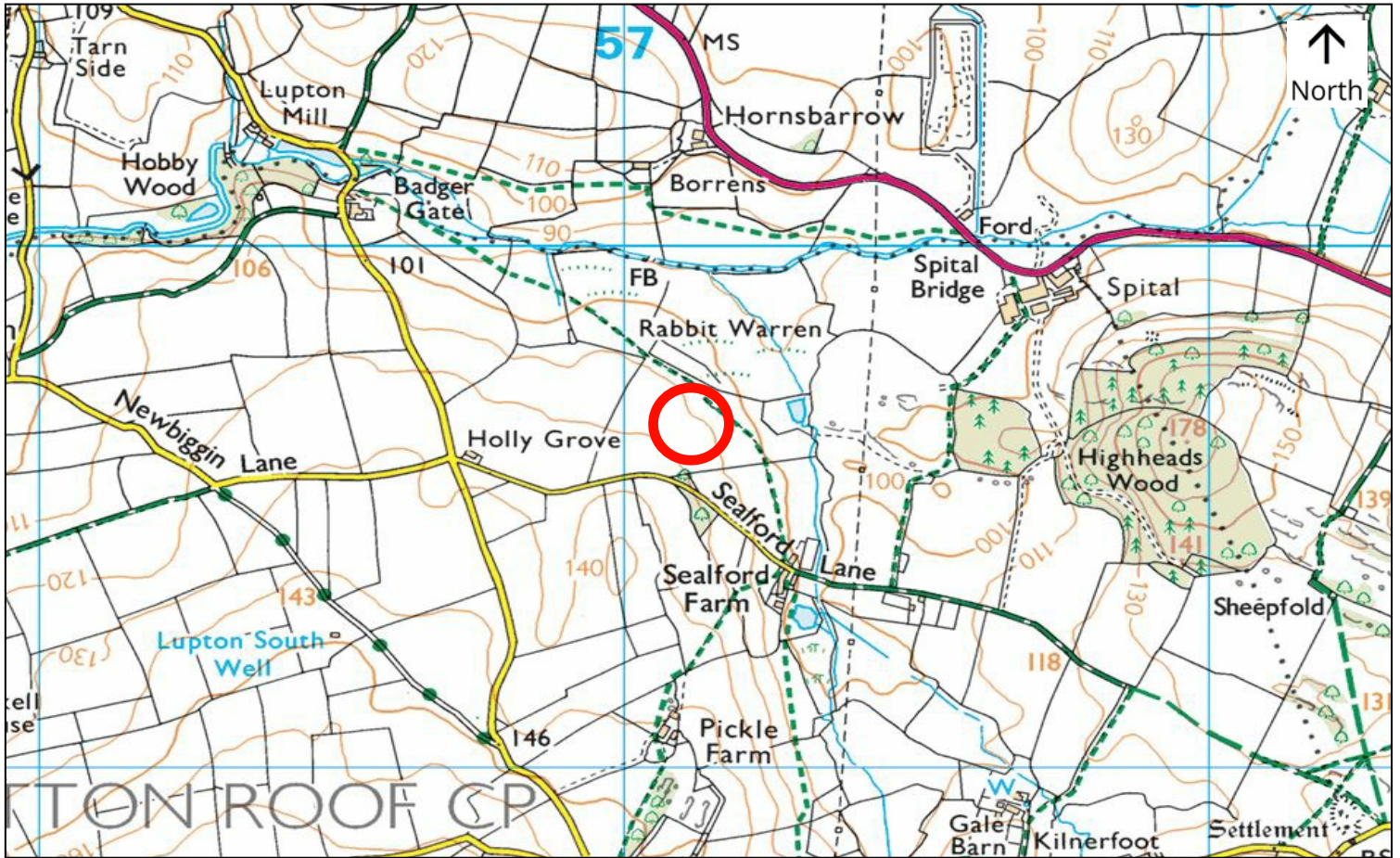
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### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agents' office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

IMPORTANT - Davis & Bowring, for themselves and for the vendors of lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property. Photographs taken May 2022 and July 2023. Particulars produced in July 2023.