

LAND OFF QUEEN'S DRIVE

OIEO £40,000

Sedbergh, Cumbria, LA10 5DP

For Sale as a Whole by Informal Tender

An opportunity to acquire an attractive block of land extending to approximately 0.76 acres (0.31 hectares). Located in the desirable town of Sedbergh, the land will be of interest to smallholders, farmers, lifestyle purchasers or developers.

TENDER DATE - 12 noon on Friday 24 November 2023





Location

The picturesque market town of Sedbergh is a popular choice for those looking to combine small town life with a stunning rural environment. Actually in Cumbria, it is part of the Yorkshire Dales National Park and has a thriving local community. There is a good range of local amenities including, a large Spar, independent grocers, cafes, restaurants and pubs along with a weekly market.

The market towns of Kendal (11 miles) and Kirkby Lonsdale (11.4 miles) are within close proximity. There is a station at Oxenholme (9.7 miles) on the West Coast line and J37 of the M6 just 4.7 miles to the west.

Description

The land extends to approximately 0.76 acres (0.31 hectares) of Grade III grassland with access off Queen's Drive. The land is bounded by a mature native hedgerow and traditional dry-stone wall. Upon completion, the new owner will be required to erect a new stock proof fence.

This is an ideal parcel of land, which will appeal to a range of purchasers including developers, amenity, lifestyle, equestrian or farming subject to obtaining the relevant consents.

Method of Sale, Tenure and Possession

Freehold with vacant possession on completion. The land is offered for sale as a whole by Informal Tender. Offers to be submitted no later than 12 noon on the 24 November 2023. Prospective purchasers should submit a completed tender form to the selling agent, Davis & Bowring, in a sealed envelope marked 'Land off Queen's Drive, Sedbergh Tender' for the attention of Marnie Murdie. Your attention is drawn to the Money Laundering Regulations whereby each tender should be accompanied by proof of identity of the person(s) making the tender. Further detail is provided in the tender form.

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

Planning Authority

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL
T: 0300 456 0030 W: www.yorkshiredales.org.uk

Overage

The land will be sold subject to an uplift clause, further details available upon request.

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 J37 of the M6, head east along the A684. Continue for approximately 4.0 miles before entering Sedbergh, continue past Queen's Gardens Park and then take the next right onto Queen's Drive. Continue straight on Queen's Drive for approximately 100 metres, the field gate access will be directly in front.

///What3Words: sapping.detergent.slope

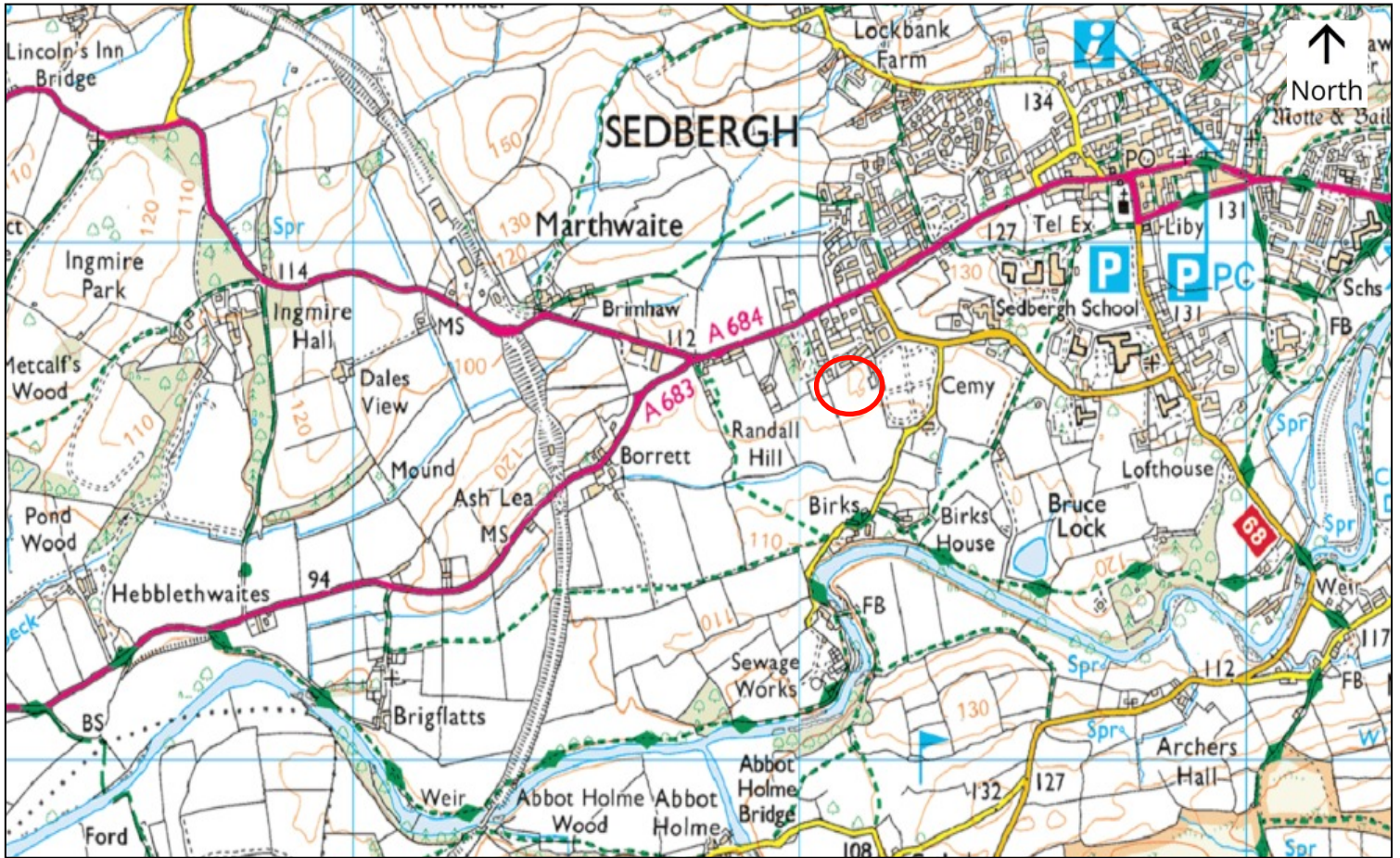


Lane House,
Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445
marnie.murdie@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &
bowring



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 in September 2023. Particulars produced in October 2023.