

## LAND OFF CHAPEL HOUSE LANE

OIEO £80,000

High Casterton, LA6 2SD

### For Sale as a whole by Informal Tender

A rare opportunity to acquire an attractive block of grass land within the highly sought after village of High Casterton extending to approximately 5 acres (2 hectares) with good roadside access.

Offers to be submitted no later than **12 noon on Wednesday 8th May 2024.**





### **Location and Description**

The land is located to the south of the village of High Casterton, approximately 2 miles to the east of the market town of Kirkby Lonsdale. The field benefits from roadside access.

The land provides a rare opportunity to acquire a productive block of Grade 3 grassland ideal for agricultural, amenity or investment purposes. The land extends to approximately 5 acres (2 hectares). The land is in good heart and is enclosed by a mixture of well-maintained native hedgerows, stock proof fencing and dry stone walls. The land benefits from a water supply.

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

The land is for sale freehold with vacant possession upon completion.

The land is offered for sale as a whole by Informal Tender. Best and Final Offers to be submitted no later than **12 noon on Wednesday 8th May 2024**. Prospective purchasers should submit a completed tender form to the selling agent Davis & Bowring in a sealed envelope marked 'Land off Chapel House Lane, High Casterton - Tender' for the attention of Sam Johnson.

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. The vendor has reserved the right to amalgamate, withdraw or exclude any part of the property at any time or generally amend the particulars.

### **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.

### **Overage**

In the event that planning permission is obtained for any non-agricultural development on the whole or part of the land, the vendors will be entitled to 30% of the uplift in the value of the land arising from the development for a period of 30 years from the date of sale.

### **Environmental Stewardship**

The land is not currently entered into any environmental schemes.

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

**015242 74445**  
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davis &  
bowring

### Sporting, Timber and Mineral Rights

In so far as they are owned, the sporting rights along with the timber and mineral rights are included in the freehold sale.

### Local Authority

Westmorland and Furness, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DQ Tel: 01539 733333

### Services

Mains 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

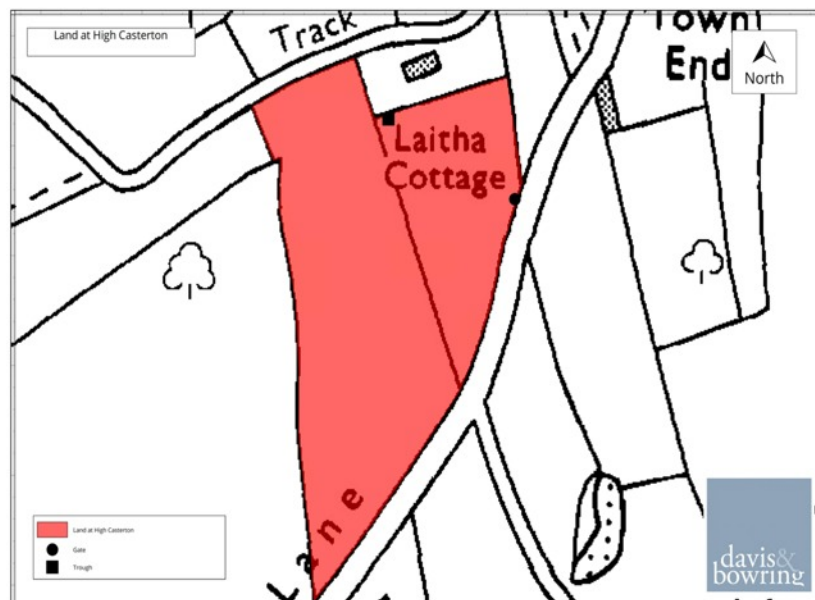
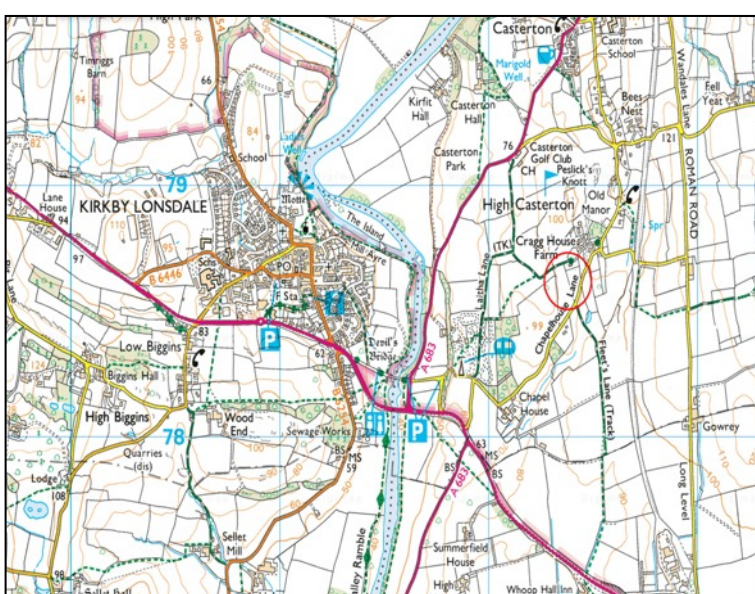
All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

### Directions

From Kirkby Lonsdale head east along the A65, cross the River Lune bridge and take the third left turn up Chapel House lane, continue along the lane until you pass Longlands house on the right. Once Longlands is on your right the field is on your left over the hedge, the gate is a little further down the lane.

What3words:

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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.