

LAND AT SPITAL HIGH ALLOTMENT

£410,000

Near Hutton Roof, Cumbria

For Sale as a whole by Informal Tender

An opportunity to purchase a ring fenced block of pasture land with good roadside access extending to approximately 59.75 acres (24.18 hectares).

Offers to be submitted no later than **12 noon on Friday 13 June 2025.**





Location

The land at Spital High Allotment is located approximately one mile to the east of the village of Hutton Roof and approximately one mile to the west of the market town of Kirkby Lonsdale.

Description

Set within a ring fence, the land extends to approximately 59.75 acres (24.18 hectares) of pasture land with areas of limestone outcrop. The land is classified by the Former Ministry of Agriculture and Fisheries as being Grade 4. The land is in good heart and is enclosed by drystone walls and livestock fencing.

The land benefits from good roadside frontage, with access taken off Gallowber Lane and Well Lane.

Of interest to agricultural, equestrian and lifestyle purchasers.

Method of Sale, Tenure and Possession

The land is for sale freehold with vacant possession.

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 Friday 13 June 2025**. Prospective purchasers should submit a completed tender form to the selling agent Davis & Bowring in a sealed envelope marked 'Land at Spital High Allotment - 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 property 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. We understand that there is one public footpath and two bridleways which cross part of the land.

Fixtures and Fittings

All gates will be included in the sale.

Basic Payment Scheme Entitlements

There are no de-linked payments to be transferred to the successful purchaser.

Environmental Stewardship Schemes

The land is subject to a Middle Tier Countryside Stewardship Agreement (Ref: 826349). Further details are available from the selling agent.

Sporting Rights

The Sporting Rights are excluded from the sale.

Timber and Mineral Rights

The Timber and Mineral Rights are included in the Freehold sale in so far as they are owned.

Local Authority

Westmorland and Furness Council
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4UF

Tel: 01539 733333

Services

The land has the benefit of a natural 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 agents.

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.

Money Laundering

Prospective purchasers 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 agents' offer procedure.



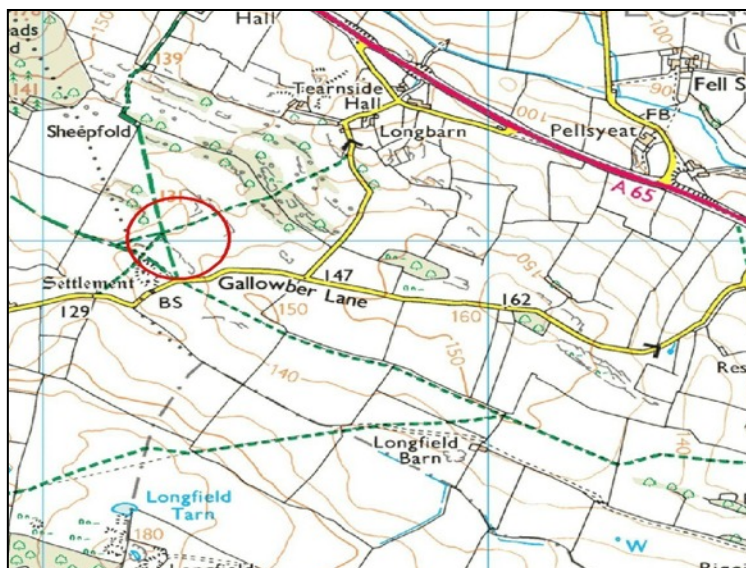
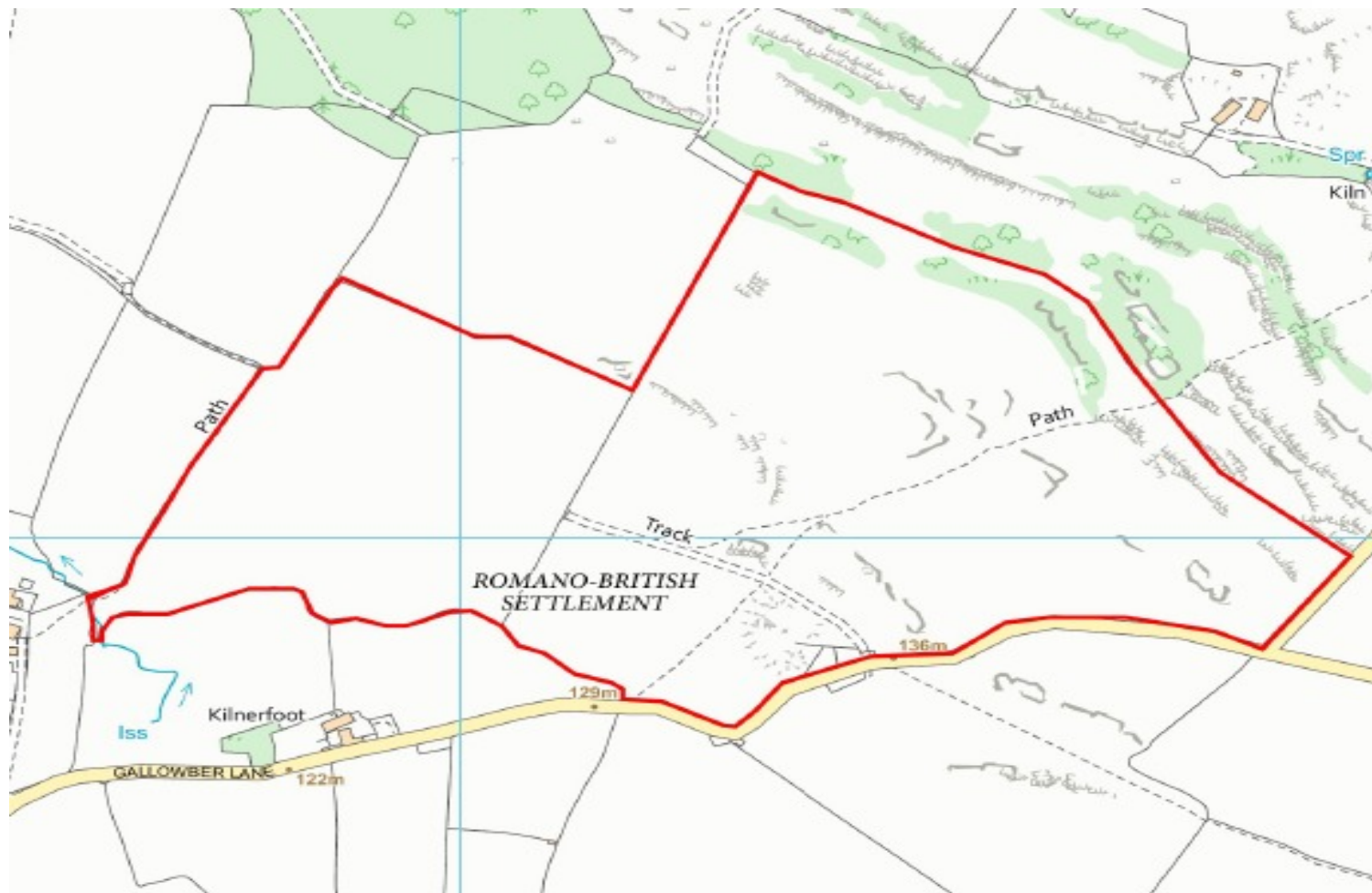
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davis &
bowring



Directions

From Kirkby Lonsdale take the A65 west for approximately 0.5 miles. After passing the BP garage proceed for approximately 300 yards until you reach a signpost for Biggins and Hutton Roof. Proceed along Gallowber Lane for approximately 0.8 miles. The land is located on your right hand side at the junction to Well Lane. Nearest Postcode: LA6 2PU.

what3words: *shipyards.seagulls.stumble*

IMPORTANT - Davis & Bowring, for themselves and for the vendors or 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.