

LAND AND OUTBUILDINGS

£295,000

Near Kirkby Lonsdale, LA6 2SE

For Sale as a whole by Private Treaty

A rare opportunity to acquire an attractive parcel of meadow and woodland extending to approximately 9.80 acres (3.96 hectares) with a small range of outbuildings on the outskirts of Kirkby Lonsdale, to the north of the historic Devil's Bridge.

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





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Location - The land is located in a beautiful and rare position on the fringe of Kirkby Lonsdale and only a few minutes walk from the centre of the popular market town of Kirkby Lonsdale. Kirkby Lonsdale offers an abundance of independent shops, popular restaurants, pubs and cafes, a post office, bank, doctor's and dentists' surgeries, an optician, Boots Chemist and a well-regarded Booths supermarket.

Description - An attractive block of meadow and woodland extending to approximately 9.80 acres (3.96 hectares) with good roadside access off the A683. The land is bounded by mature native hedgerows and livestock fencing and is generally in good heart. In addition, there is a open fronted cart shed and stone outbuilding with a hardcore yard area.

Site Planning History - Planning consent was granted by South Lakeland District Council (ref: SL/2015/1185, dated 23 March 2016) for 'Conversion and extension of agricultural buildings into two dwellings' however this is **no longer valid** as a material start has not been made. Interested parties are to make their own enquiries as to previous planning history of the site.

Services - We understand the land benefits from a mains water supply. Interested parties are to make their own enquiries in this regard.

Method of Sale, Tenure and Possession - The land is by sold freehold with vacant possession. The land is sold 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 easement and wayleaves whether referred to in the particulars or not. We are not aware of any rights of way crossing the land.

Overage - In the event that planning permission is obtained for any non-agricultural or non-equestrian development on the whole of the land, the vendors will be entitled to 30% of the uplift in value arising from the development for a period of 25 years from the date of sale.

Local Authority - Westmorland & Furness Council W: www.westmorlandandfurness.gov.uk

Planning Authority - The Yorkshire Dales National Park Authority. W: www.yorkshiredales.org.uk

Environmental Stewardship Schemes - The land is not within any environmental stewardship schemes.

Sporting, Mineral and Timber Rights - Are included in so far as they are owned.

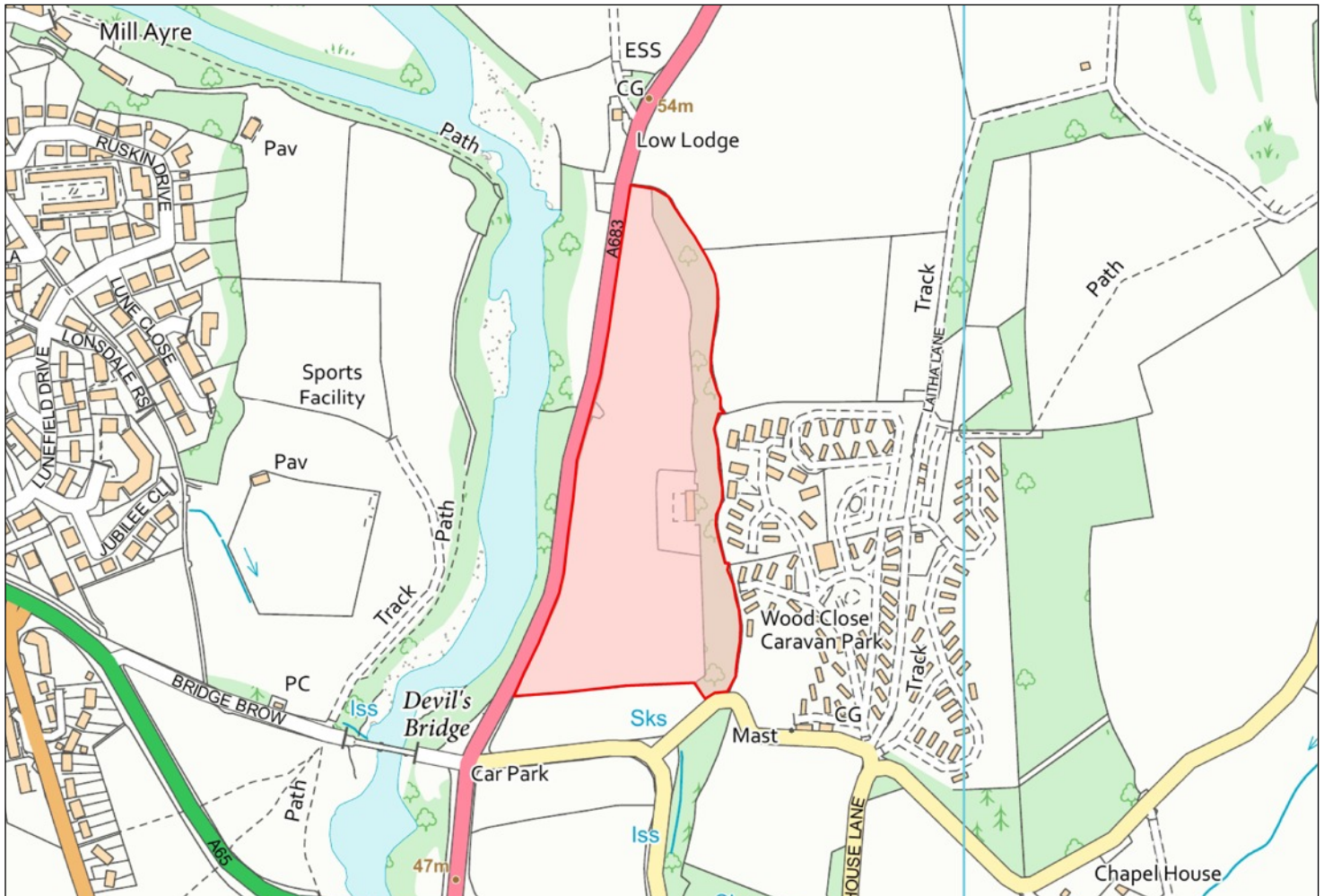
Viewings - Please be advised that due to the location and nature of the property, all viewings must be accompanied.

Health & Safety - All Viewings carried out at the sole risk of the viewer and neither the selling agent nor the vendors take responsibility for any part of the property.

To find the property - from Kirkby Lonsdale, head along the A65 and turn left immediately after crossing Stanley Bridge onto the A683. The gated entrance is the first on the right.

What3words reference : ///headline.used.sheepish will take you to the gated entrance of the A683.





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 agent's 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 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, photographs, measurements, areas, 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 nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) 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.