

LAND OFF WELL LANE

High Casterton, LA6 2SD

For Sale as a whole or in two lots by Informal Tender

LOT 1 - An attractive block of grassland extending to approximately 2.60 acres (1.05 hectares) on the edge of the popular hamlet of High Casterton. Access to the land is via a right of way identified by the brown line on the sale plan. **Offers in excess of £40,000**

LOT 2 - A small parcel of grassland extending to approximately 0.26 acres (0.11 hectares) with access taken via a right of way, identified by a brown line through the residential properties to the north of the land. **Offers in excess of £12,500**

Offers to be submitted no later than **12 noon on Wednesday 21 October 2026.**



Lane House, Kendal Road
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davis &
bowring

Location

The land is within the Yorkshire Dales National Park, located to the south of the popular hamlet of High Casterton with access via the rights of way shown by the brown lines on the sale plan. The A65 is located c. 0.7 miles to the south and provides good access to Kirkby Lonsdale (1.3 miles).

Services

We understand that the land does not benefit from a water supply.

Method of Sale, Tenure and Possession

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 Wednesday 21 October 2026.

Prospective purchasers should submit a completed tender form to the selling agent Davis & Bowring in a sealed envelope marked 'Land off Well Lane, High Casterton' 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, agree a sale prior to the tender date 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.

Basic Payment Scheme Entitlements and Environmental Stewardship

The Basic Payment Scheme (BPS) entitlements are not included in the sale. The land is not within any environmental stewardship schemes.

Local Authority - Westmorland & Furness Council. **Planning Authority** - The Yorkshire Dales National Park Authority.

Overage Agreement

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



Viewings

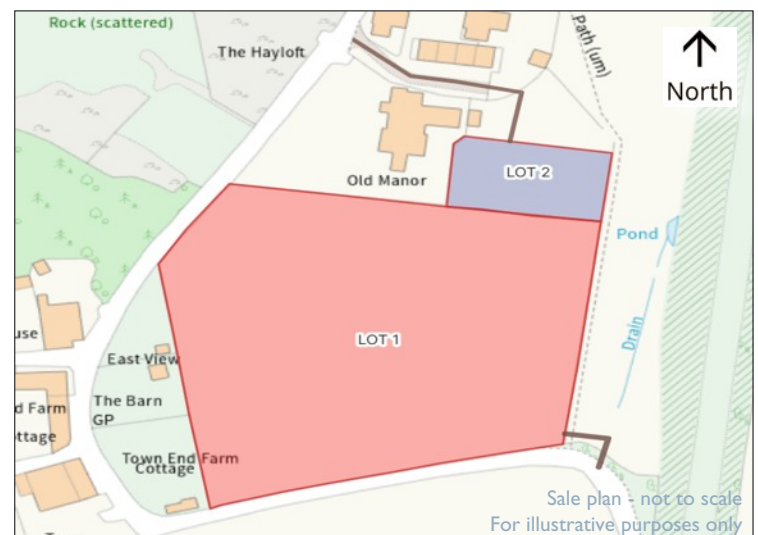
Viewing is permitted during normal daylight hours, subject to any person being in possession of a copy of the sales particulars and having notified the selling agent.

Health and Safety

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

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.