

BROUGHTON IN FURNESS



**PARTICULARS OF THE 25 ACRES OR THEREABOUTS TOGETHER
WITH A FORMER QUARRY AND TRADITIONAL STONE BUILT OUTBUILDING
BEING FORMERLY PART OF UPPER HAWTHWAITE FARM,
HAWTHWAITE, BROUGHTON IN FURNESS. LA20 6AD**

**which NWA Property will offer for sale by public auction in three lots
(subject to conditions and unless sold previously)**

**on
THURSDAY, 1st DECEMBER, 2022
at 7.30 p.m. prompt
in**

**The Ash Room, The Exhibition Hall,
J36 Rural Auction Centre, Crooklands,
Milnthorpe, LA7 7FP (SatNav LA7 7NU)**

J36 Rural Auction Centre, Crooklands, Milnthorpe, Cumbria, LA7 7FP t.015395 66222 f.015395 66228
Lancaster Auction Mart, Wyresdale, Golgotha, Lancaster, Lancashire, LA1 3JQ t. 01524 599700 f. 01524 599703

DIRECTIONS

From Broughton in Furness, take the A593 and at Hawthwaite, take the left turning signed Broughton Mills then take the next right.

SITUATION AND DESCRIPTION

The land is in two blocks, together with a former quarry with a traditional stone built outbuilding. Extending to 25 acres or thereabouts and having roadside frontage and natural water supplies.

Lot 2

The land extends to some 15.7 acres or thereabouts of meadow and pasture land with good roadside access and a natural water supply.



SCHEDULE

Nat Grid Ref No	Acres	Area Hectares
SD2290 4119	5.10	2.0570
SD2290 4919	1.80	0.7476
SD2290 6414	3.20	1.3048
SD2290 5607	<u>5.60</u>	<u>2.2608</u>
	15.70	3.3702

Lot 3

This lot comprises a small former quarry with roadside frontage containing a small stone built outbarn, extending to 0.5 acres in total. This may be suitable for a variety of uses, subject to obtaining the necessary consents.

The purchaser will be required to erect a stockproof boundary fence within three months of completion.



PLANNING AUTHORITY

The land falls within the Lake District National Park - planning@lakedistrict.gov.uk

TENURE

The property is offered for sale freehold with vacant possession being given on completion.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register. The claim has been made for 2022/2023 and the payment will be retained by the Seller.

ENVIRONMENTAL SCHEMES

The land in Lot 1 has BE3 Hedgerow Management and Lot 3 has HS1 Maintenance of Traditional Building.

SPECIAL NOTE

The Contract and Conditions of Sale under which we are to offer the property for sale will NOT be read out on the auction day but will be available for inspection at the offices of the Auctioneers and Solicitors from 21st November, 2022. Any intending purchasers should take the opportunity to read these documents as the sale will be held subject to the same. Any purchaser will be deemed to have bought subject to the same whether, in fact, he/she has read them or not.

ANTI-MONEY LAUNDERING REGULATION 2017

Due to new legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to bid and prospective purchasers prior to any bid being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office before the sale or to the auctioneer prior to the sale commencing.

VIEWING

The land can be viewed on foot during daylight hours.

MISDESCRIPTIONS ACT

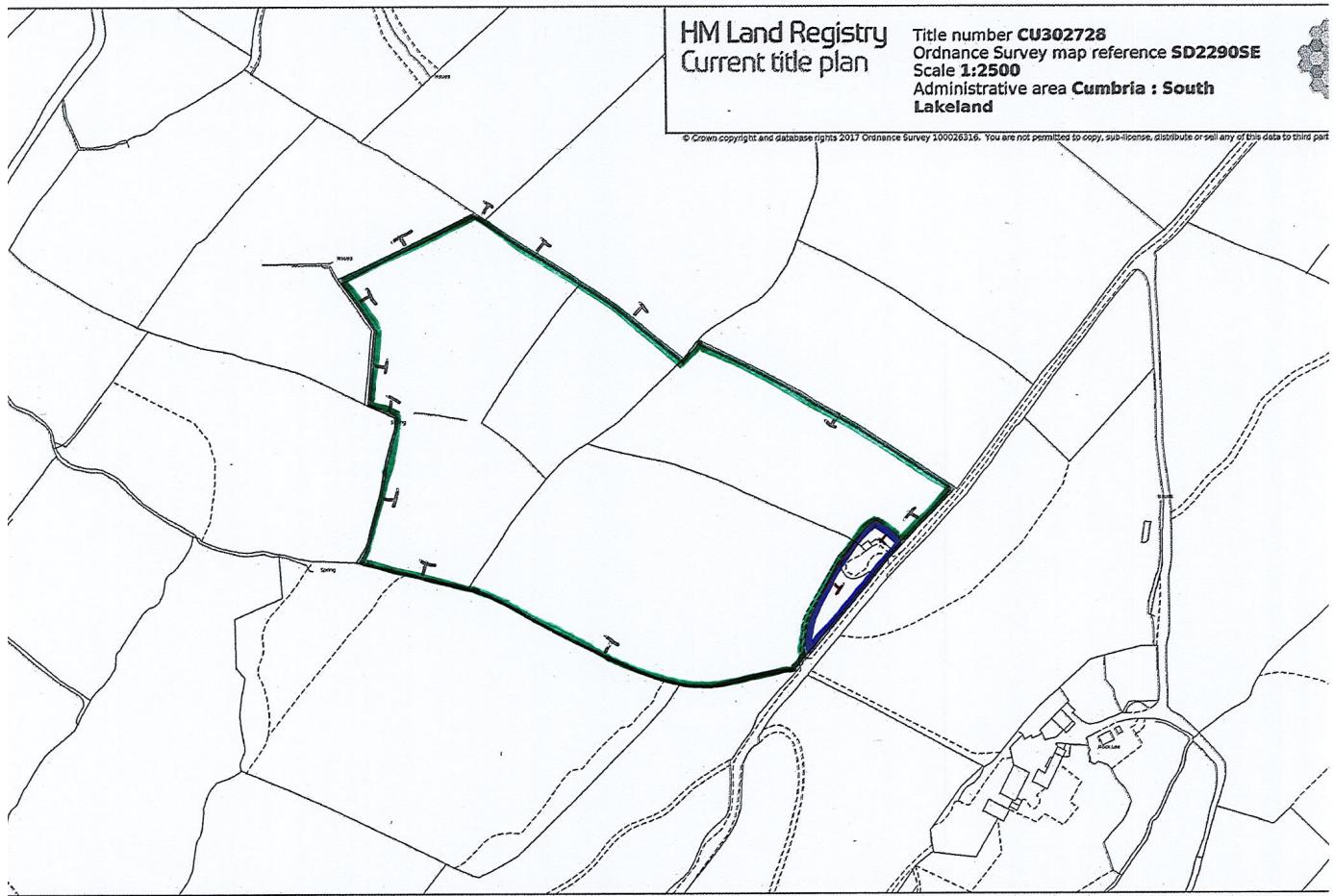
Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

SOLICITORS

Mr. Roger Murray, Brown & Murray, 127 Ramsden Square, Barrow in Furness, LA14 1XA. Tel: 01229 820021

AUCTIONEERS

NWA Property, J36 Rural Auction Centre, Crooklands, Milnthorpe. LA7 7FP. Tel: 015395 66222, e-mail: kathryn@nwauctions.co.uk



These particulars are issued on the clear understanding that negotiations for the purchase of the property are conducted through NWA Property. The information supplied in the particulars is believed to be correct but accuracy cannot be guaranteed and all properties are offered Subject to Contract and on being available on receipt of reply.

NWA Property is a member of the L & K Group of Companies