

SEDBERGH



**PARTICULARS OF THE SALE OF
10.64 ACRES/4.31 HECTARES OR THEREABOUTS OF
PASTURE LAND
OFF SCOTCH JEANS ROAD
SEDBERGH**

FOR SALE BY PRIVATE TREATY

PRICE—Offers in the region of £65,000

SITUATION

The land is situated off the A684, Black Horse Hill at Sedbergh.

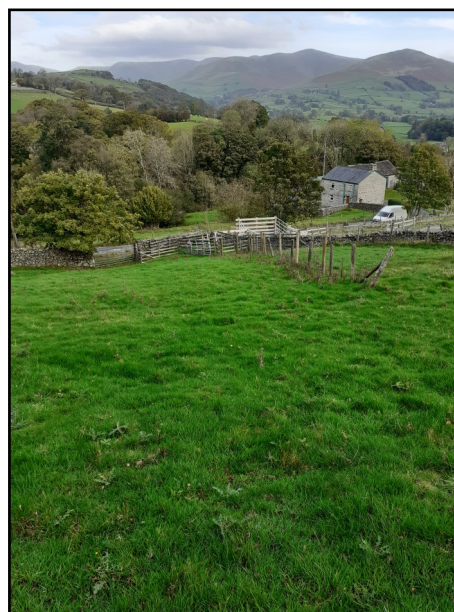
DESCRIPTION

The land extends to 10.64 acres/4.31 hectares or thereabouts of pasture land with roadside access from Scotch Jeans Road. The land has a natural water supply and is interspersed with mature trees.

The land would be suitable for a variety of uses including agricultural, equine or environmental.

SCHEDULE

O.S. No	Acres	Hectares
5757	9.23	3.74
5348	<u>1.41</u>	<u>0.57</u>
	10.64	4.31



TENURE

The property is freehold and vacant possession will be given on completion.

METHOD OF SALE

The land is offered for sale by private treaty.

PRICE

Offers in the region of £65,000

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 make an offer and prospective purchasers prior to any offer 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 when making an offer.

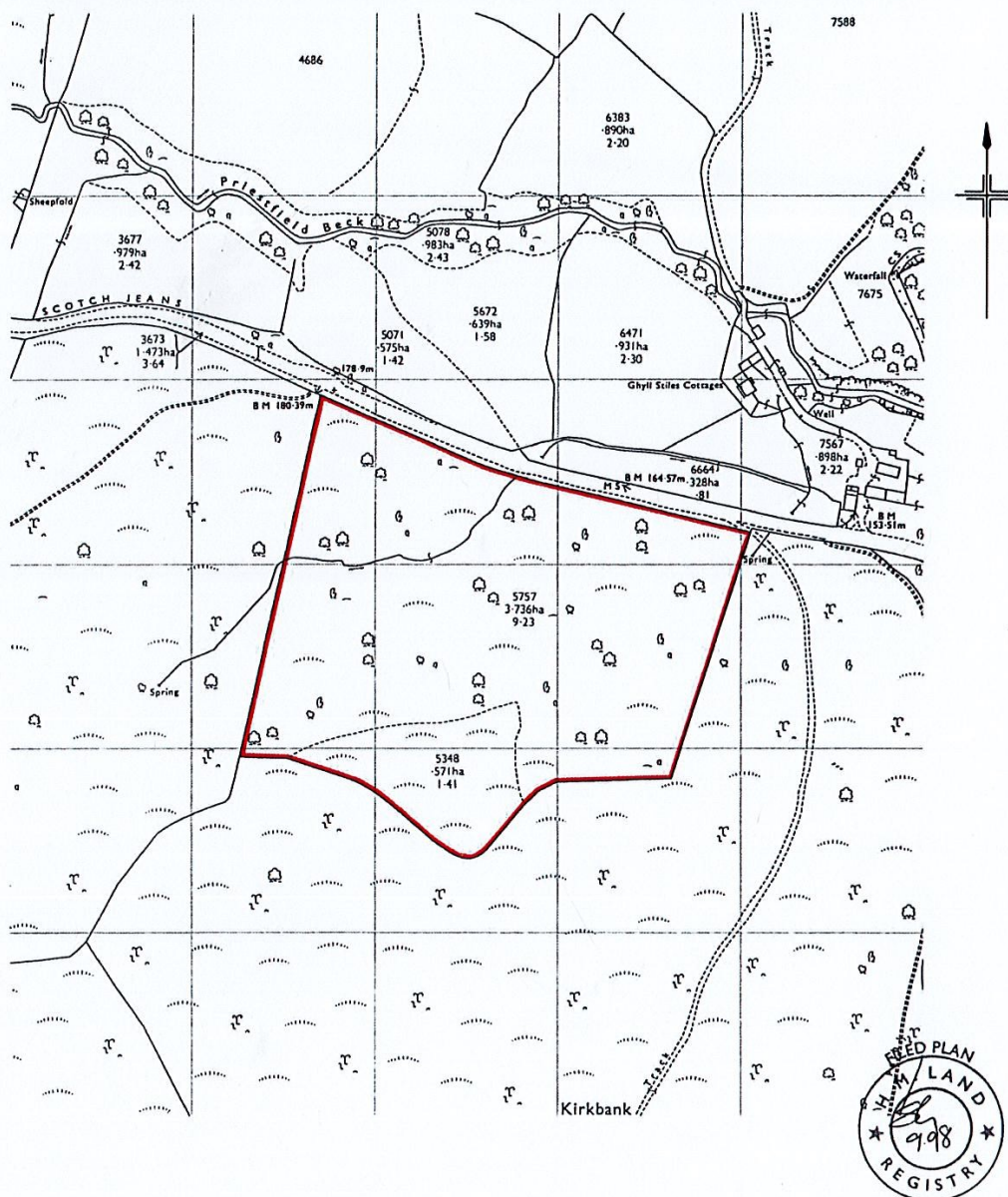
VIEWING

Viewing of the land is permitted at any reasonable time on possession of a set of sale particulars. Please note that there may be livestock on the land and care should be taken when viewing.

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.

H.M. LAND REGISTRY		TITLE NUMBER
		CU137229
ORDNANCE SURVEY PLAN REFERENCE	SD 6191	Scale 1/2500
COUNTY CUMBRIA	DISTRICT SOUTH LAKELAND	© Crown Copyright



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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.

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