

# LITTLE URSWICK/SCALES

PARTICULARS FOR THE SALE BY INFORMAL TENDER OF

18.48 ACRES/7.48 HECTARES OR THEREABOUTS OF MEADOW AND  
PASTURE LAND BEING SITUATED BETWEEN THE VILLAGES OF  
LITTLE URSWICK AND SCALES, NEAR ULVERSTON



FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS

CLOSING DATE FOR TENDERS—2.00 p.m. on Wednesday, 31st March, 2021

## SITUATION

The land is situated to the South of Little Urswick and West of Scales, near the junction of the roads through the two villages, as shown on the location plan.

## DIRECTIONS

From Ulverston, take the A590 towards Barrow and after Swarthmoor, turn left along Carley Lane. Follow the road through Great Urswick and Little Urswick, the land is on your left before the junction of the road from Scales to Stainton with Adgarley.

## DESCRIPTION

The land comprises two fields extending to a total of 18.48 acres/7.48 hectares or thereabouts of productive meadow and pasture land which is in good heart and is classified as non-SDA. Both fields have roadside access and are readily accessible from the main local population centres. The boundaries are mainly mature hedgerows with some traditional dry stone walls. Lot 1 also has the benefit of a mains water supply feeding a trough.



Lot 1—edged red on the plan  
SD2672 5295—11.61 ac/4.70 ha



Lot 2—edged green on the plan  
SD2672 3877—6.87 ac/2.78 ha

## BASIC PAYMENT SCHEME

The land is registered under the Basic Payment Scheme and the successful purchaser will be required to buy the Entitlements at a cost of £150 per unit. Buyers should be aware of the minimum claim area of 5 hectares for BPS.

The transfer of the Entitlements will be carried out by NWA Professional and the successful buyer(s) will be required to pay a fee of £125 plus VAT per transaction.

## ENVIRONMENTAL SCHEMES

The roadside hedges are currently entered into a Hedgerow and Boundaries Capital Grant Scheme. As this cannot be transferred, the vendor will apply to the RPA for this to be close, to enable the successful purchaser(s) to apply in their own names, if they wish.

## SPORTING AND MINERAL RIGHTS

Sporting and mineral rights, insofar as they are owned by the vendor, are included in the sale.

## ACCESS, EASEMENT AND WAYLEAVES

The property is sold subject to and with the benefit of all rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and any other rights, obligations, easements and quasi agreements and restrictive covenants nor existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars or not.

The vendor is not aware of any rights of way, easements or wayleaves on the land.

## TENURE

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

## GUIDE PRICE

Offers in excess of £9,500 per acre.

## VIEWING

The land can be viewed at any reasonable time given possession of a set of the particulars and plan.

## 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.

## ANTI-MONEY LAUNDERING REGULATION 2017

Due to legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to make an offer 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 prior to submitting an offer.

## TENDERS

Tenders for the land must be received by NWA Professional by no later than 2.00 p.m. on 31st March, 2021, using the attached tender form. The vendor does not undertake to accept the highest or any tender.

## NOTE

The successful purchaser(s) will be required to sign the contract before 14th May, 2021 with the intention that the land and Entitlements will be transferred to enable them to claim the 2021 BPS payment.

## SOLICITORS

Messrs. Wright & Lord, 37 Beetham Rd, Milnthorpe LA7 7QN . Tel: 015395 65990 ; e-mail: [info@wrightandlord.com](mailto:info@wrightandlord.com).

## AGENTS

NWA Property, J36 Rural Auction Centre, Crooklands, Milnthorpe. LA7 7FP. Tel: 015395 66222, e-mail: [help@nwauctions.co.uk](mailto:help@nwauctions.co.uk).

Particulars and photographs prepared March, 2021

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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## LOCATION PLAN

