



# LAND AT BUCKHORN LANE

Kirkby-In-Furness, LA17 7XX



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# LAND AT BUCKHORN LANE

Kirkby-In-Furness, LA17 7XX

The land extends to approximately 4.85 acres (1.96 hectares) of grassland, which is suitable for mowing and grazing, with livestock proof boundaries to all sides.

For sale as a whole. The land is to be sold freehold with vacant possession.



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PROPERTY • ESTATES • LAND

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### Description

The land is located, within 0.5 miles of the A5092, close to Grizebeck and Kirkby-in-Furness, set within a secluded location, with views over the Furness Peninsula and into the Lakeland Fells.

The land is subject to restricted use which prohibits camping, shooting, grazing horses, constructing buildings or the planting of none local species or trees.

There are no mains services to the property at present, however it is understood that there is mains water adjacent to the land, running along Buckhorn Lane.

### Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

### Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry.

(The vendors are erecting a new stockproof fence along the southern boundary, the location of this has been defined by the wooden pegs and green poles. Please note that a small triangle in the north western corner of the field, as shown on the sale plan is being retained. It is the neighbours responsibility to erect a stock proof boundary.)

### Schemes and Grants

The property is sold free of any Environmental Schemes or Grants.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

### Directions

From Grizebeck, head East on the A5092 for 0.5 miles, turning right onto Buckhorn Lane. Follow the road for 0.5 miles, the land is on the right hand side, immediately before the residential property, 1 St Mary's Well, and is marked via a GSC Grays Sale Board.

What3words: ///settle.riverbed.pulps

### Viewing and Health & Safety

The land may be viewed during daylight hours on foot, subject to holding a set of the sales particulars at the time of inspection and having first registered with GSC Grays on telephone number: 01524 880320. Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

### Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.