

SHEEP DOG FIELD

Blawith, Ulverston, LA12 8EH



GSC GRAYS

PROPERTY • ESTATES • LAND

SHEEP DOG FIELD

Blawith, Ulverston, LA12 8EH

A single grass field with good road access extending to about 0.88 acres (0.36 ha)

It is understood that the field was traditionally used for training sheep dogs, having a conveniently raised area to one side.

The land is well located, alongside Raisthwaite Lane, close to Blawith and Lowick, set within a secluded location, with views into the Lakeland Fells.



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PROPERTY • ESTATES • LAND

5/6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

01748 829203

richmond@gscgrays.co.uk

GSCGRAYS.CO.UK



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.

Tenure

The land is to be sold freehold with vacant possession.

Sporting Rights

The sporting rights are included in the sale in so far as they are owned.

Mineral Rights

The mineral rights are included in the sale in so far as they are owned.

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.

Services

There are no main services.

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.

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 Lowick Green, head along the A5084 towards Torver. At the church in Blawith, turn left onto Raisthwaite Lane, followed by an immediate left, continuing on Raisthwaite Lane. Follow the road for 0.8 miles, the land is on the left hand side, marked via a GSC Grays Sale Board.

Postcode LA12 8EH - What3words:///bends.jumbo.rail

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

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. 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.

Overseas purchasers

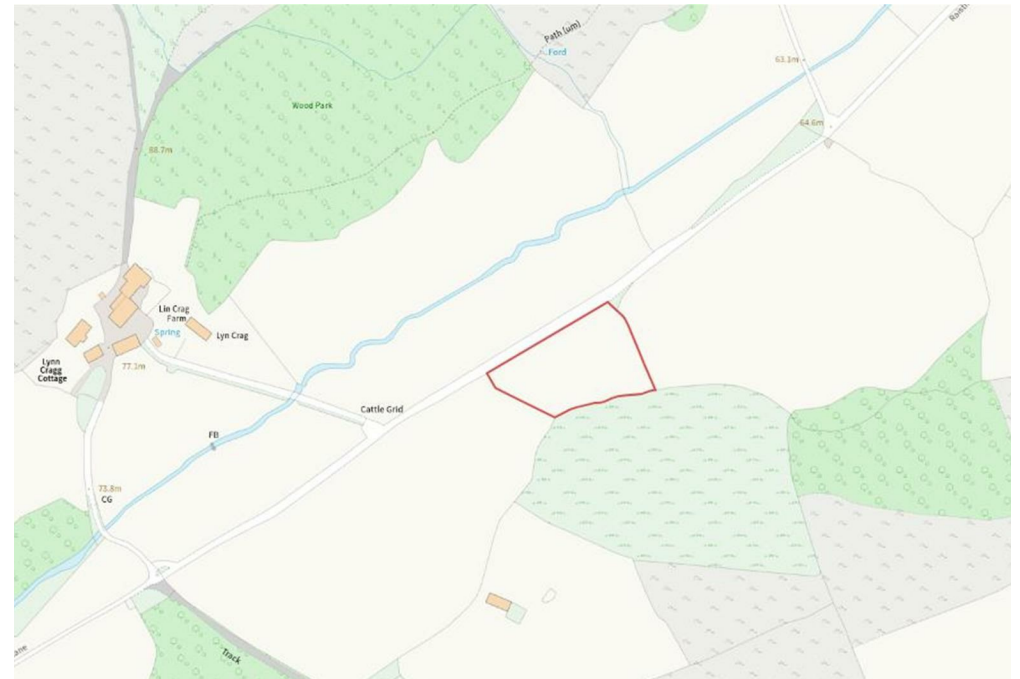
Any offer by a purchaser(s) who is a resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

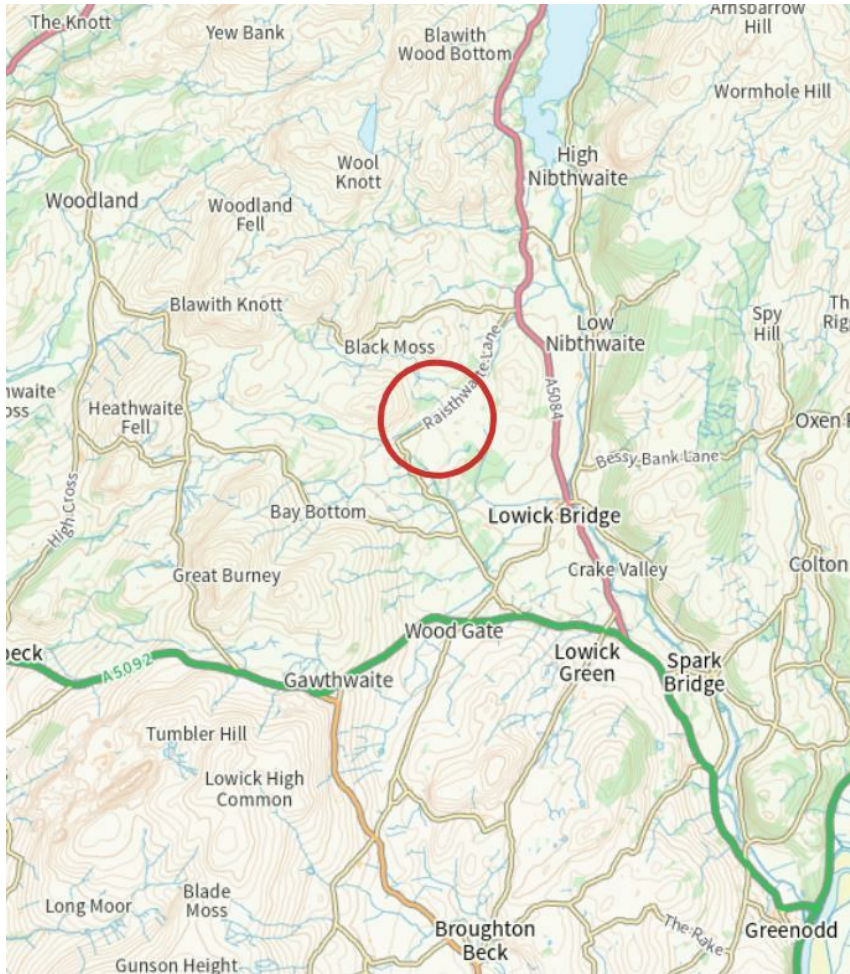
Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Sales Particulars

Particulars written November 2024 - Photographs taken September 2024.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.