



## **Land At Broughton Mills**

### **Broughton-in-Furness, LA20 6BB**

An excellent opportunity to purchase an enclosure of agricultural amenity land extending to approximately 31.30 acres [12.67 hectares]. Offering spectacular views of the surrounding countryside and located within the Lake District National Park [UNESCO World Heritage Site].

**By Informal Tender to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL. No later than 7<sup>th</sup> June 2024**

**Guide Price: £50,000**





### Key Features

- A single enclosure of agricultural grazing/ amenity land extending in all to approximately 31.30 acres [12.67 hectares].
- Natural Water Supplies.
- Accessed via Public Bridleway to the South.
- Offers spectacular views of the surrounding peaks including White Pike and White Maiden.
- Potential for environmental opportunities and income including woodland creation and environmental schemes.
- Of interest to local landowners, investors and those looking at environmental opportunities.

### Location

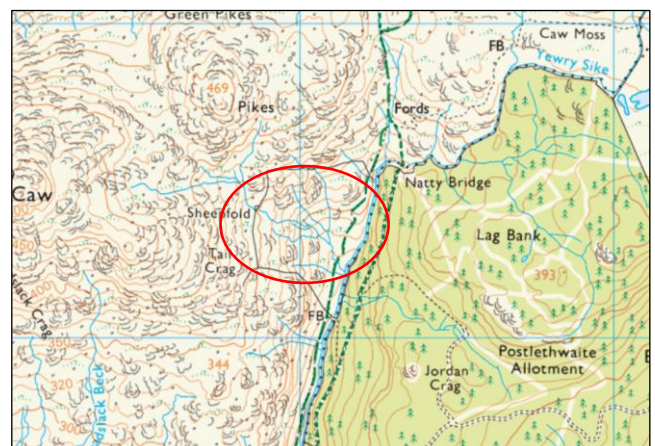
The land is located approximately 3 miles north of the small village of Broughton Mills, 5 miles north of Broughton-in-Furness and 3 miles west of Torver.

**Grid Reference:** SD 24071 94346

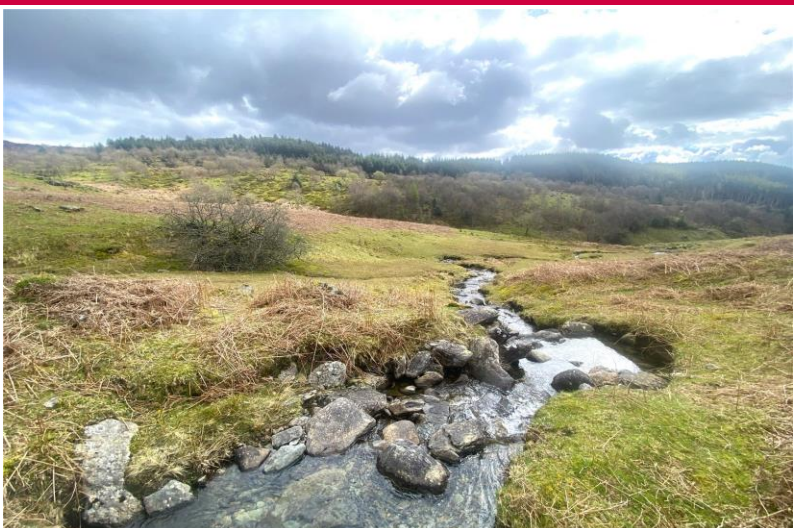
**What3words:** slung.tape.classic

### Directions

Heading north out of the centre of Broughton in Furness along New Street, turn right onto the A593. Continue along this road for approximately 1 mile and bear left onto a separate road, signposted Broughton Mills. Follow this road for 1.5 miles, passing through the village, and take a sharp right turn onto another unnamed highway. Follow this road for a further 1.7 miles, arriving a group stone-built barns. The subject land can be accessed approximately 0.7 miles along a bridleway leading from these barns – as marked on the attached sales plan.







### Particulars

A single enclosure of agricultural amenity/ grazing land extending in all to approximately 31.30 acres [12.67 hectares]. Access from the land is provided along a 0.7 mile stretch of bridleway, leading from the unnamed public highway to the south.

The land is found is an idyllic location, within the Lake District National Park [UNESCO World Heritage Site]. The land rises steeply from its easterly boundary to provide spectacular views of the surrounding countryside and mountain peaks, including White Pike and White Maiden.

The parcel is serviced by natural water supplies, with the River Lickle running adjacent to the field's easternmost boundary. This river is partly fed by a smaller stream that meanders its way through the middle of the land from the fells to the west.

Boundaries comprise primarily of dry stone walls, although not stock-proof they are found to be in a reasonable condition.

As the land is not subject to any statutory environmental designations, it offers a great opportunity for those looking to generate income from environmental and woodland creation schemes.

### Tenure

Freehold.

Vacant Possession upon completion.

### Water Supplies

The land benefits from natural water supplies.

### Access

The land is accessed along a bridleway leading from an unnamed public highway to the south, marked purple on the attached sale plan.

The subject field parcel is designated as Open Access Land under the CROW Act 2000.

### Wayleaves and Easements

The sale is subject to all the exiting rights of way, drainage, light air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not.

### Sale Plans

The Sale Plan has been prepared by the Selling Agent for the convenience of the prospective purchasers. It is deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

### Boundaries

The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" Marks are shown, the responsibilities are unknown.

### Environmental Stewardship Schemes

The land is free from any Environmental Stewardship Schemes and therefore the new owners have the ability to apply for such schemes and income opportunities.

### Local Planning Authority

Lake District National Park – 01539 724555

### Method of Sale

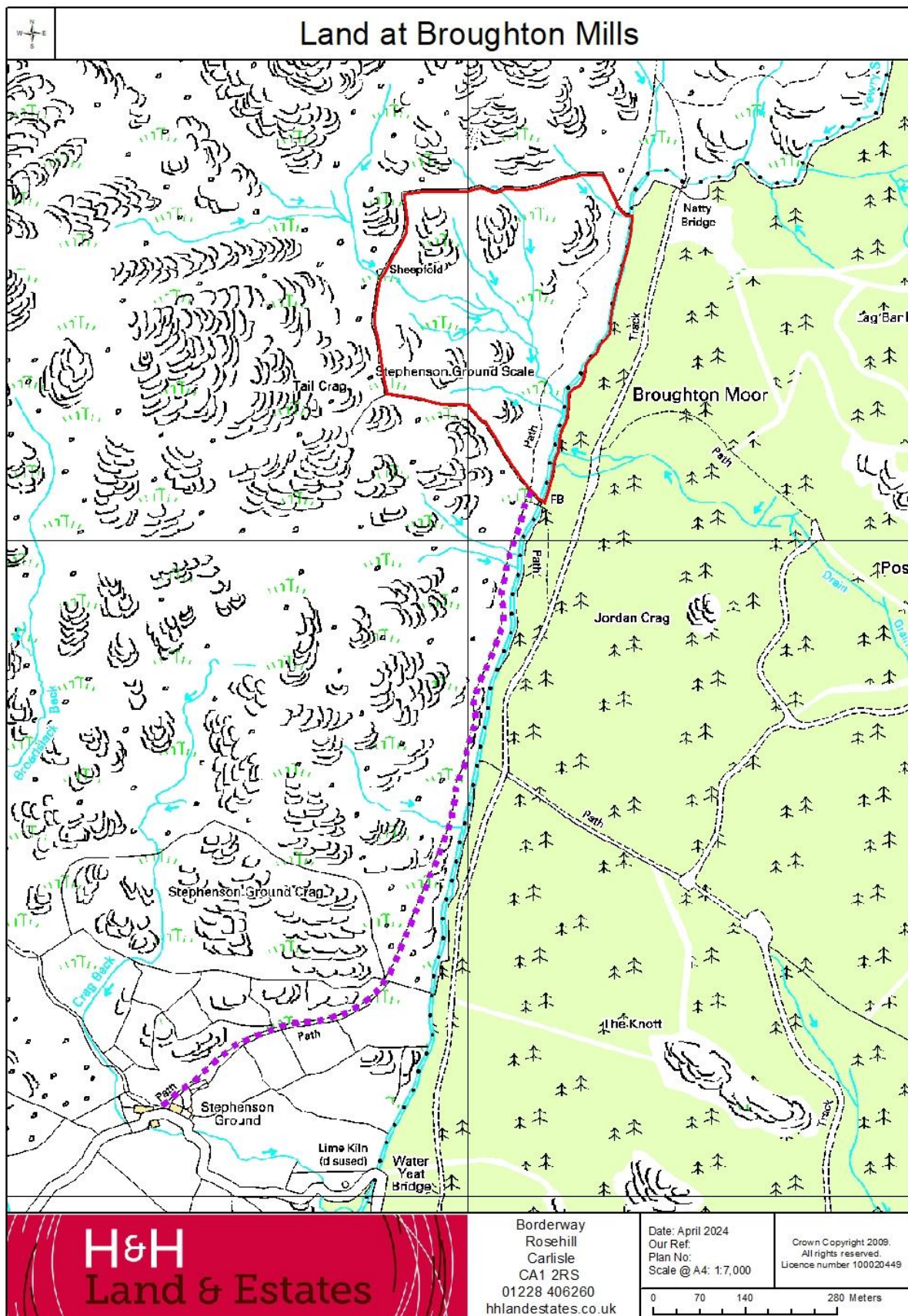
The property is offered for sale by Informal Tender. Bids are to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL. No later than 7<sup>th</sup> June 2024

### Viewing

The land can be inspected at any reasonable time provided that a copy of these particulars are in possession.

Particulars prepared on: **25/04/2024**





**IMPORTANT NOTICE:** These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

**Anti-Money Laundering Regulations:** Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.

**OFFER FORM**

**Land At Broughton Mills, Broughton Mills, Broughton-in-Furness, LA20 6BB**

1.     **Name:** .....  
  
      **Address:** .....  
                  .....  
  
      **Post Code:** .....   **Tel No:**.....  
  
      **Email:**.....
2.     **Best and Final Offer:**.....
3.     **Buyers Solicitor:** .....  
                  .....  
                  .....
4.     **Please provide full details of funding arrangements:**  
                  .....  
                  .....  
                  .....
5.     **Conditions:**     [a]     Subject to Contract.

**Offers to be submitted to the Selling Agents Offices, H&H Land & Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL, no later than 12 noon 7<sup>th</sup> June 2024 in a sealed envelope marked "Offer land at Broughton Mills" or emailed to [kendal@hhlandestates.co.uk](mailto:kendal@hhlandestates.co.uk) ensuring to call the office on 01539 721375 (option 3) to check your tender has been received.**