

## LAND AT LONGLANDS CARTMEL



(Photo taken 13.06.2025)

**PARTICULARS OF THE SALE BY AUCTION OF  
42.27 ACRES/17.11 HECTARES OF LAND  
AT LONGLANDS**

**which is to be offered for sale by auction  
(subject to conditions and unless sold previously)**

**on  
3:00pm - 23<sup>rd</sup> March 2026**

**at  
J36 Rural Auction Centre  
Crooklands, Milnthorpe  
LA7 7FP**

## SITUATION

The land is situated 1 mile to the north of Cartmel and can be accessed from Pease Close Lane. The site enjoys easy access to the A590 1.7 miles to the north, which provides quick connections to the M6.

*What Three Words: ///cactus.laugh.broccoli*

## DESCRIPTION

Four lots, totalling 42.27 acres/17.11 hectares of excellent grazing or mowable meadow. Each lot benefits from a natural water supply from the River Eea. The boundaries comprise a mix of double fenced hedge and drystone wall, all with an additional fence. Each lot can be accessed from the road except for Lot 4 which is accessed through Lot 3. If these lots are purchased separately, a right of way will be granted along the southern boundary of Lot 3 to access Lot 4.

**Lot 1:** 10.74 acres/4.35 hectares

**Lot 2:** 11.20 acres/4.53 hectares

**Lot 3:** 8.60 acres/3.48 hectares

**Lot 4:** 11.72 acres/4.74 hectares

## SCHEDULE

O.S. Plan No.	National Grid Ref. No.	Area		Description
		Acres	Hectares	
SD3879	7072	1.60	0.65	Meadow
SD3879	6281	9.14	3.70	Meadow
SD3880	7903	10.52	4.26	Meadow
SD3880	6303	11.57	4.68	Meadow
SD3880	7823	8.51	3.44	Meadow

## BOUNDARY RESPONSIBILITIES

See T marked plan below.

## RIGHTS OF WAY

The property is sold to and with the benefit of any existing easements, wayleaves and Rights of Way. This sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings, whether mentioned

in these particulars or not. There is a footpath running along the northern boundary of Lots 3 and 4.

### **SPECIAL NOTE**

The Contract and Conditions of Sale under which we are to offer the property for sale will NOT be read out on the auction day but will be available for inspection at the offices of the Auctioneers and Solicitors from 13<sup>th</sup> March 2026. Any intending purchasers should take the opportunity to read these documents as the sale will be held subject to the same. Any purchaser will be deemed to have bought subject to the same whether, in fact, he/she has read them or not.

### **VIEWING**

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

### **METHOD AND ORDER OF SALE**

The vendors reserve the right to alter the order of sale, amalgamate, withdraw or subdivide any of the lots up to and including the time of the sale.

### **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.

### **MISDESCRIPTIONS ACT**

Every care has been taken in preparing these sales particulars but if you would like further information, please contact us. The person dealing with the property can check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

### **AUCTIONEERS**

NWA Property, J36 Rural Auction Centre, Crooklands, Milnthorpe. LA7 7FP.

Tel: 015395 66222

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### **SOLICITORS**

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