

Land and Common Rights at Stephenson Ground

Broughton-In-Furness, Cumbria, LA20 6BB

An excellent opportunity to purchase a mixture of agricultural meadow, pasture and amenity land extending in all to approximately 64.22 acres [25.99 hectares]. Together with 399.81 common rights, held in gross, on CL29 Coniston Fell, Dunnerdale Fell, Seathwaite Fell and Torver High Common. Located within the Lake District National Park [UNESCO World Heritage Site].

Offered for sale in four lots or as a whole.

By Informal Tender to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Staveley, LA8 9PL. No later than 12noon Wednesday 2nd October 2024.



Key Features

- Mixture of agricultural meadow, pasture and amenity land extending in all to approximately 64.22 acres [25.99 hectares]
- Natural Water Supplies.
- Offers spectacular views of the surrounding peaks.
- Land is subject to an existing UELS/ HLS agreement (ref: AG00426777). Further information on request from the selling agents.
- Potential for further environmental opportunities and income including woodland creation.
- 399.81 common rights held in gross on the Coniston Fell, Dunnerdale Fell, Seathwaite Fell and Torver High Common.
- Of interest to local land and property owners, farmers and investors and those looking at environmental opportunities.

Location

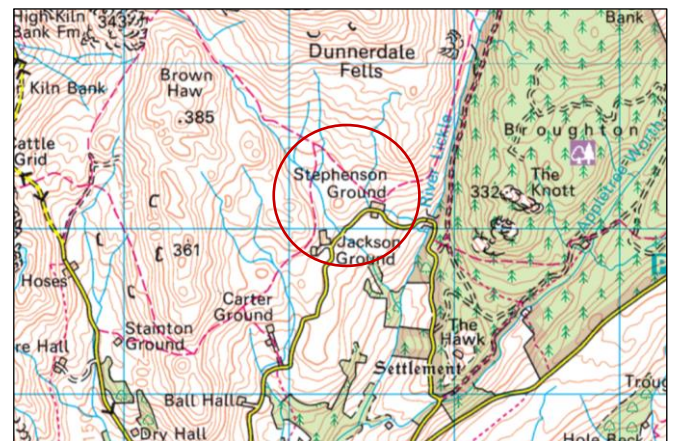
The land is located approximately 3 miles north of the small village of Broughton Mills, 5 miles north of Broughton-in-Furness and 3 miles west of Torver.

Grid Reference: SD 23544 93266

What3Words: convinced.appointed.moves

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 is located to the north of these barns and marked by the selling agent's board/s.





Lot 1

Guide Price £100,000

**Extending to 16.83 acres [6.81 hectares].
Coloured red on sale plan.**

Three enclosures of meadow/ pasture land benefitting from direct roadside access from the public highway adjacent to the lot's southernmost boundary. The land is serviced by natural water supplies with boundaries comprising primarily dry-stone walls, deemed to be in stockproof condition.

Attached to Lot 1 are circa 92.17 sheep and follower rights on CL29 Coniston Fell, Dunnerdale Fell, Seathwaite Fell and Torver High Common. For further information please contact the Selling Agents.

No on Plan	Field ID	Area (ac)	Area(ha)
1	SD2393 3203	3.14	1.27
2	SD2393 3424	5.36	2.17
3	SD2393 3424	8.33	3.37
TOTAL		16.83	6.81

Lot 2

Guide Price £100,000

**Extending to 36.20 acres [14.65 hectares].
Coloured yellow on sale plan.**

Seven enclosures of sound agricultural meadow/ pastureland together with a 20.38 acre parcel of upland grazing/ amenity land. The land benefits from direct roadside access from the public highway to the south. Boundaries comprise primarily dry-stone walls. The land benefits from natural water supplies, provided by Crag Beck, as delineated on the sale plan. A public bridleway crosses through two parcels of Lot 2, adjacent to the southeastern boundary.

Attached to Lot 2 are circa 196.70 sheep and follower rights on CL29 Coniston Fell, Dunnerdale Fell, Seathwaite Fell and Torver High Common. For further information please contact the Selling Agents.

No on Plan	Field ID	Area (ac)	Area(ha)
4	SD2393 4231	4.47	1.81
5	SD2393 5331	1.11	0.45
6	SD2393 4824	1.11	0.45
7	SD2393 5619	3.98	1.61
8	SD2393 5627	0.77	0.31
9	SD2393 6329	1.71	0.69
10	SD2393 7729	2.67	1.08
11	SD2393 6344	20.39	8.25
TOTAL		36.20	14.65



Lot 3

Guide Price £50,000

**Extending to 11.19 acres [4.53 hectares].
Coloured Blue on sale plan.**

Four enclosures of agricultural pasture/ meadow land. Lot 3 is accessed via a right of way and internal gateway through Lot 2 – as illustrated on the attached plan. The land benefits from natural water supplies and, as with the other lots, boundaries comprise dry stone walls, all of which are deemed to be in stockproof condition.

Access to Lot 3 is through Lot 2 along the route shown purple on the sale plan. The successful purchaser of Lot 3 will be required to pay proportionately for the upkeep of this access track.

Attached to Lot 3 are circa 61.32 sheep and follower rights on CL29 Coniston Fell, Dunnerdale Fell, Seathwaite Fell and Torver High Common. For further information please contact the Selling Agents.

No on Plan	Field ID	Area (ac)	Area(ha)
12	SD2393 6417	1.68	0.68
13	SD2393 7120	1.21	0.49
14	SD2393 7722	1.48	0.60
15	SD2393 8216	6.82	2.76
TOTAL		11.19	4.53

Lot 4

Guide Price £40,000

399.81 Common Rights on CL29

399.81 common rights held in gross on Coniston Fell, Dunnerdale Fell, Seathwaite Fell and Torver High Common (common land number CL29), which lies adjacent to the land's northernmost boundary.

The rights enable the holder to graze 399.81 sheep and followers or exchange stock at the rate of 10 sheep for 1 cow and 2 cows for 1 horse. Further details are available at entry 98 of the CL29 commons register and via the selling agents.

The seller is willing to accept offers for a proportion of the common rights, should purchaser's not being willing to offer on the rights as a whole. Should this be the case, the price will be determined by separate negotiation.



Tenure

Freehold.

Vacant possession upon completion.

Water Supplies

All lots benefit from natural water supplies.

Access

Lots 1 & 2 benefits from direct roadside access off the unnamed public highway to the south. Access to Lot 3 is provided via a right of way over a section of Lot 2, as illustrated on the attached plan in purple.

Wayleaves and Easements

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

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 currently entered into a ULS/ HLS agreement (ref: AG00426777).

Specific options and payment amounts are available on request from the selling agent.

Purchasers will be obliged to take over and comply with the agreement requirements, join a new SFI scheme which prevents any reclaims being made or reimburse the vendors for any penalties. The respective purchasers will be required to complete the relevant Land Transfer and Amendment Form (LTA) for their respective purchases. Assistance will be available for this but a small fee would be charged on an hourly basis.

Local Planning Authority

Lake District National Park – 01539 724555.

Method of Sale

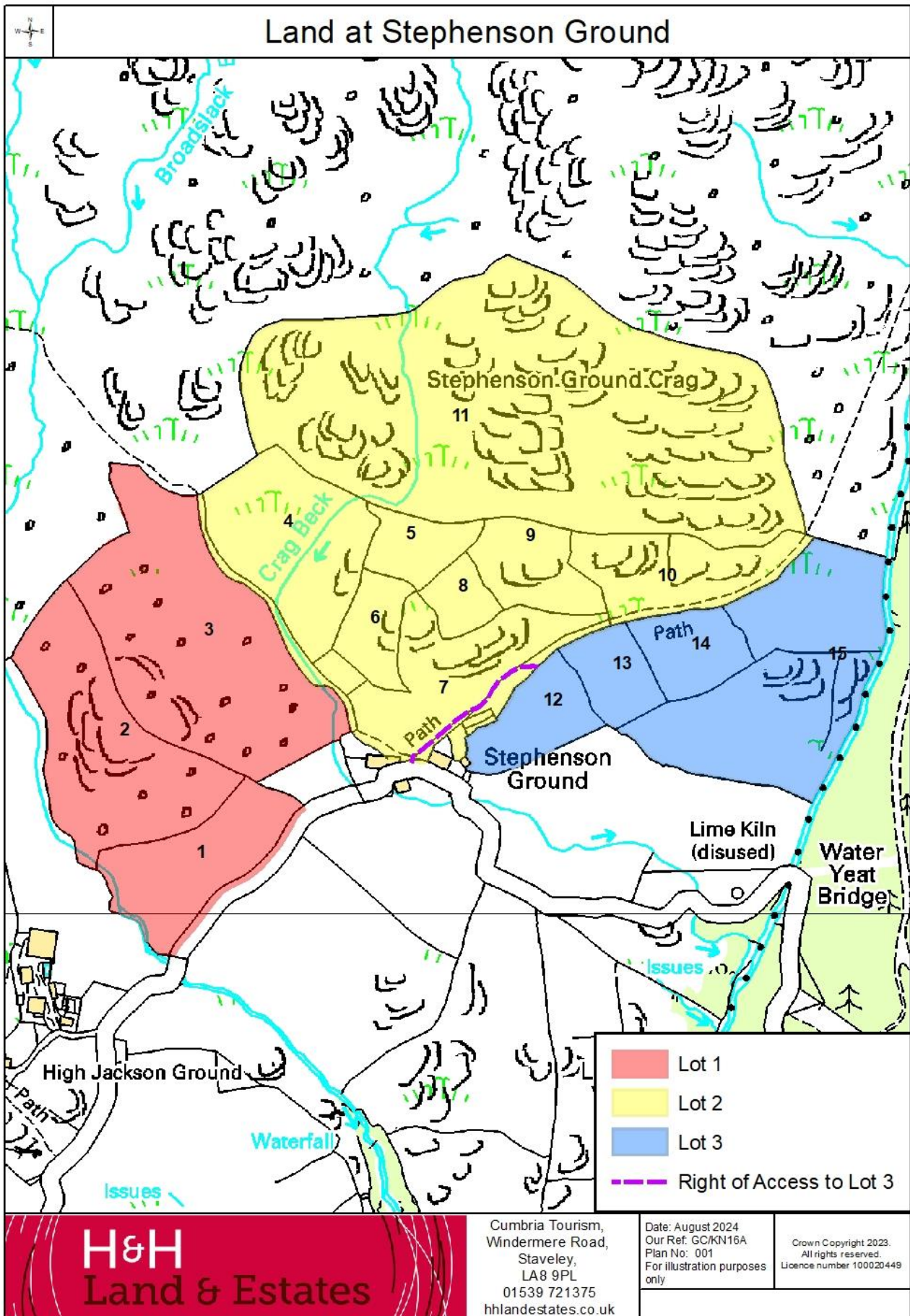
The property is offered for sale by Informal Tender. Bids are to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL. No later than **12noon Wednesday 2nd October 2024**.

Viewing

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

We kindly ask that when viewing, prospective purchasers are considerate when parking in the area - as to not cause disturbance to the surrounding residential properties.

Particulars prepared on: **20/08/2024**



OFFER FORM

Land At Stephenson Ground, Broughton Mills, Broughton-in-Furness, LA20 6BB

1. **Name:**

 Address:

 Post Code: **Tel No:**.....

 Email:.....

2. **Best and Final Offer:**

 Lot 1:.....

 Lot 2:.....

 Lot 3:.....

 Lot 4:.....

3. **Buyers Solicitor:**
.....
.....

4. **Please provide full details of funding arrangements:**
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.....

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 12noon Wednesday 2nd October 2024 in a sealed envelope marked "Land at Stephenson Ground" or emailed to kendal@hhlandestates.co.uk ensuring to call the office on 01539 721375 (option 3) to check your tender has been received.

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.