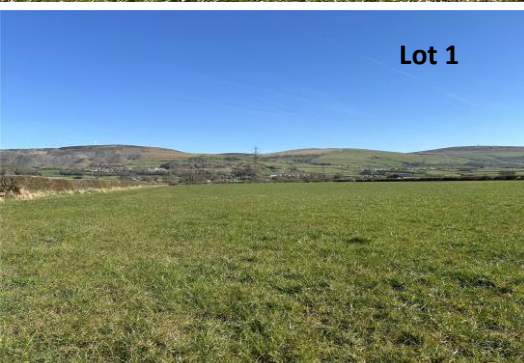




Lot 1



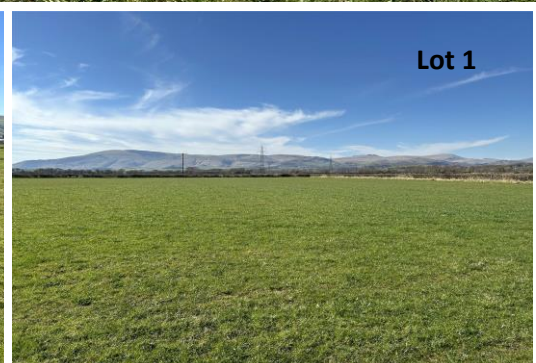
Lot 1



Lot 2



Lot 1



Land at Mountain View Farm

Kirkby-in-Furness, Cumbria, LA17 7UY

A superb opportunity to purchase sound pasture, amenity and meadow land located on the periphery of the Lake District National Park, offered for sale in two lots.

Lot 1: Pasture, meadow land and amenity land 17.79 acres (7.20 hectares).

Lot 2: Meadow land 11.08 acres (4.48 hectares).

In all about 28.87 acres (11.68 hectares).

**TO BE SOLD BY PUBLIC AUCTION AT THE COMMUNITY HALL AT GRIZEBECK,
KIRKBY-IN-FURNESS, LA17 7XH
ON THURSDAY 22ND MAY 2025 AT 2.30PM**

Lot 2



Key Features

- **28.87 acres (11.68 hectares) of sound pasture, meadow and amenity land.**
- **Two ring fenced lots.**
- **Mains water supplies.**
- **Excellent roadside access.**
- **Spectacular views towards the surrounding fells.**
- **Stockproof boundaries.**
- **Potential for environmental opportunities and income including Environmental Schemes and biodiversity net gain.**
- **Of interest to local property and land owners, farmers and investors.**

Location

The land is located approximately 2 miles north-west of Kirkby in Furness and approximately two miles south-west of Grizebeck.

Directions

From Grizebeck, follow the A595 towards Kirkby-in-Furness. Continue for approximately 1 mile until you reach the Chapels turning, then take a right turn onto the unnamed public highway. Continue along this road for approximately one mile, keeping left. The land is located on your right after the corner.



What3Words: grading.questions.clocking

Grid Reference: SD 22732 83843



Lot 1

Extending to 17.79 acres (7.20 hectares)
Shaded orange on the sale plan

Two enclosures of sound pasture, meadow and amenity land, with potential for environmental scheme income or biodiversity net gain. The land benefits from mains water supplies and boundaries are stockproof, consisting of well-maintained hedges and post and wire fences. An area of the land is Registered Common Land (CL115-Rectory Moss-Lancashire). An area of the land is also designated as CROW Act land. There are electric poles and a pylon in enclosure 2, and an overhead electricity line crosses both enclosures.

Ref No	Field No	Description	Acres	Has
1	5087	Pasture and meadow land	7.40	3.00
2	2501	Pasture and amenity land	10.39	4.20
			17.79	7.20

Lot 2

Extending to 11.08 acres (4.48 hectares)
Shaded red on the sale plan

Two enclosures of excellent meadow land, with potential for environmental schemes. The land benefits from a mains water supply and stock proof post and wire fences and well-maintained hedges. There are electric poles and a pylon in enclosure 2, and an overhead electricity line crosses both enclosures.

Ref No	Field No	Description	Acres	Has
1	4577	Meadow land	4.40	1.78
2	6274	Meadow land	6.68	2.70
			11.08	4.48

Lot 1



Lot 2



General Information and Stipulations

The following Stipulations where applicable shall be deemed as Special Conditions of Sale. In the event of any variance between the Stipulations and the Special Conditions of Sale then the latter will prevail. Purchasers will also be deemed to have had full notice of the Stipulations and the Special Conditions of Sale and the same will not be read out at the time of sale. The Special Conditions of Sale may be inspected at the Auctioneer's Offices and also the offices of the Seller's Solicitors FOURTEEN days prior to the sale.

N.B Prospective purchasers are requested to contact the Seller's Solicitors to discuss legal matters pertinent to the Sale Contract and documentation.

Solicitors

Livingstons, 57-61 Market Street, Dalton-in-Furness, Cumbria, LA15 8AW. Tel No: 01229 462126.

Tenure

Freehold.

Vacant possession upon completion.

The date fixed for completion is **Friday 20th June 2025** or earlier by mutual agreement.

Countryside and Rights of Way Act

Part of lot 1 is subject to the Countryside and Rights of Way Act 2000, which dedicates the land as open access for the public.

Method of Sale

The Lots will be offered for sale as described in these particulars of sale. The Auctioneers reserve the right to amalgamate the Lots at the time of the sale.

Sale Plan

The Sale Plan has been prepared by the Auctioneers for the convenience of prospective purchasers. They are deemed to be correct with any error, omission or misstatement shall not affect the sale. The purchasers must satisfy themselves as to its accuracy.

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 outgoings whether mentioned in these particulars or not.

Boundaries

The responsibility of the boundary fences and walls are indicated with 'T' marks on the sale plan where known and are from the information provided by the sellers and are believed to be correct.

Environmental Stewardship Scheme

There are no Environmental Schemes over the land.

Local Authority

Westmorland and Furness Council. Tel no: 01539 733333.

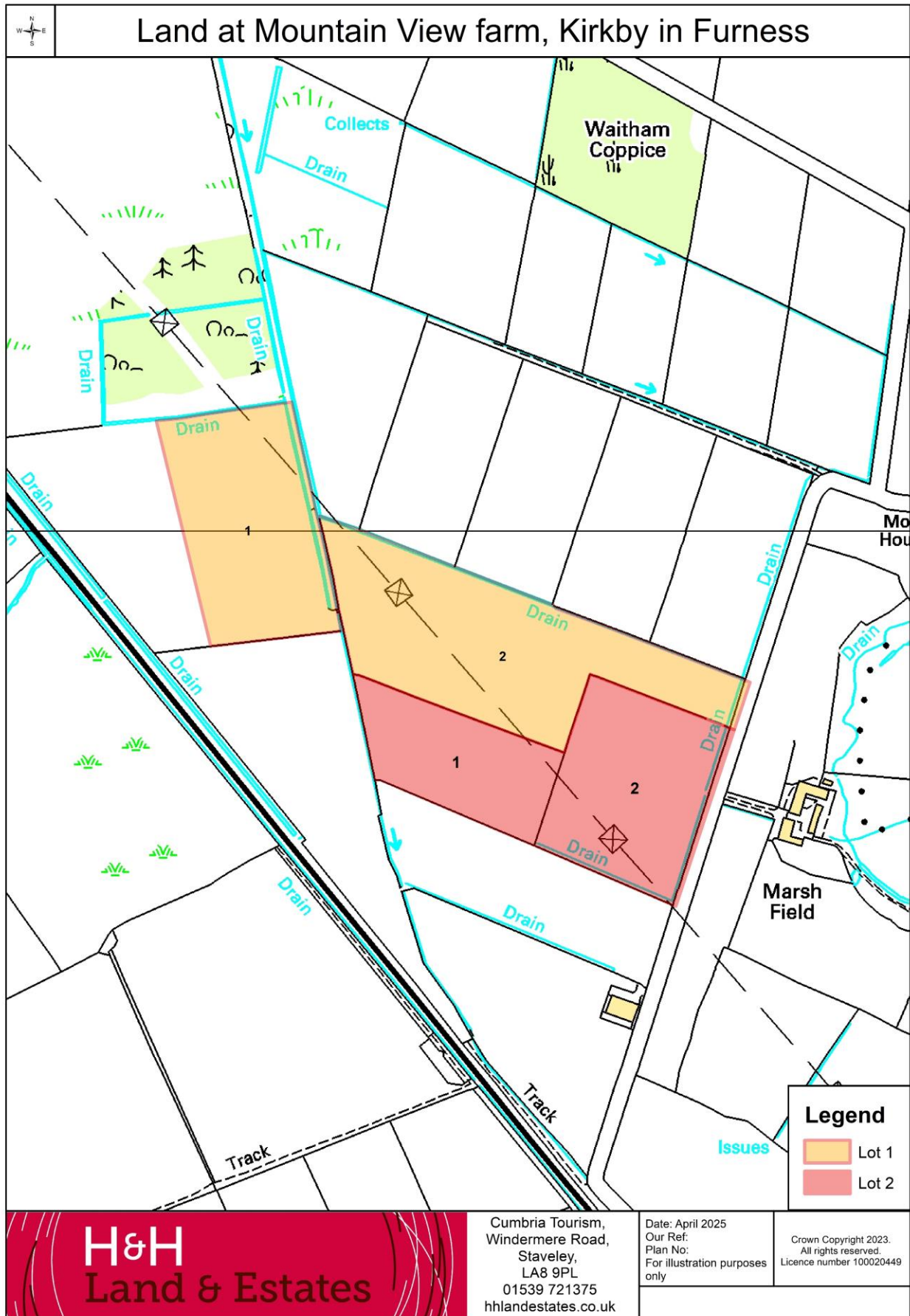
Money Laundering Regulations 2017

We are required by legislation to undertake checks on any potential purchaser prior to accepting their bid. Any interested party should either call into our Kendal Office with photographic ID, i.e., passport/driving licence and proof of address i.e., Council Tax/utility bill for copying prior to the auction or present copies at the Auctioneer's desk prior to the commencement of the sale.

Viewing Arrangements

Viewing is permitted at any reasonable time with the possession of a set of these particulars constituting authority to view. Anyone viewing the land does so at their own risk and is politely asked to ensure that gates are securely closed when leaving the land.

Particulars prepared on: 03/04/2025



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.