



LAND AT LOWICK
Ulverston, Cumbria



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT LOWICK

Ulverston, Cumbria, LA12 8DT

Ulverston 4 miles | Newby Bridge 4.5 miles | Coniston 5 miles (distances approximate)

A BLOCK OF PRODUCTIVE GRASSLAND SITUATED ON THE BORDER OF THE LAKE DISTRICT NATIONAL PARK WITH EXCELLENT ROADSIDE ACCESS.

13.86 acres (5.61 hectares)

FOR SALE FREEHOLD AS A WHOLE.



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GSCGRAYS.CO.UK



Description

A block of productive grassland situated to the west of the village of Greenodd, extending in total to about 13.86 acres (5.61 hectares).

The land is gently undulating, lying between 50m and 75m above sea level and bound predominately by dry stone walls, with a short length of mature hedgerow along the southern boundary. The land is classified as Grade 3 under the Agricultural Land Classification, with freely draining, slightly loamy soils. It is sub-divided into 6 field parcels, well-bound by dry stone walls and with the benefit of a natural water supply for livestock.

The land is accessed directly off the A5092 via a gateway on the eastern boundary of the property, labelled point A on the plan. There is also access via a track off Silver Lane on the southern boundary of the land, labelled point B on the plan.

Basic Payment Scheme

Any future delinked payments will be retained by the seller.

Countryside Stewardship / SFI Agreements

It is understood that the land is not subject to any existing Countryside Stewardship or Sustainable Farming Incentive (SFI) agreements.

Method of Sale

The land is to be 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.



Field no.	Permanent Pasture	Meadow	Total (ha)	Total (ac)
9580		0.51	0.51	1.26
0386	1.20		1.20	2.97
1077		1.11	1.11	2.74
1485	1.26		1.26	3.11
0173	0.50		1.01	2.49
0996	0.52		0.52	1.29
Total			5.61	13.86

Tenure

The property is to be sold Freehold with vacant possession. The land is registered with HM Land Registry Title Number: CU252131.

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 rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

We are not aware of any public services connected to the land.

Boundaries

The vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities will be delineated on the transfer plan by "T Marks" in accordance with the information we have been provided. Further details available from the Selling Agent(s).

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. No election to tax has been made in respect of the property.

Postcode

LA12 8DT

What3words

///zipped.outcasts.slower

Viewing and Health & Safety

By appointment through the Selling Agents by calling: 01524 880320.

Please take care when viewing as there may be livestock in the fields. For your own personal safety, you should remain vigilant as possible particularly around livestock.

Conditions of Sale

Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. 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.

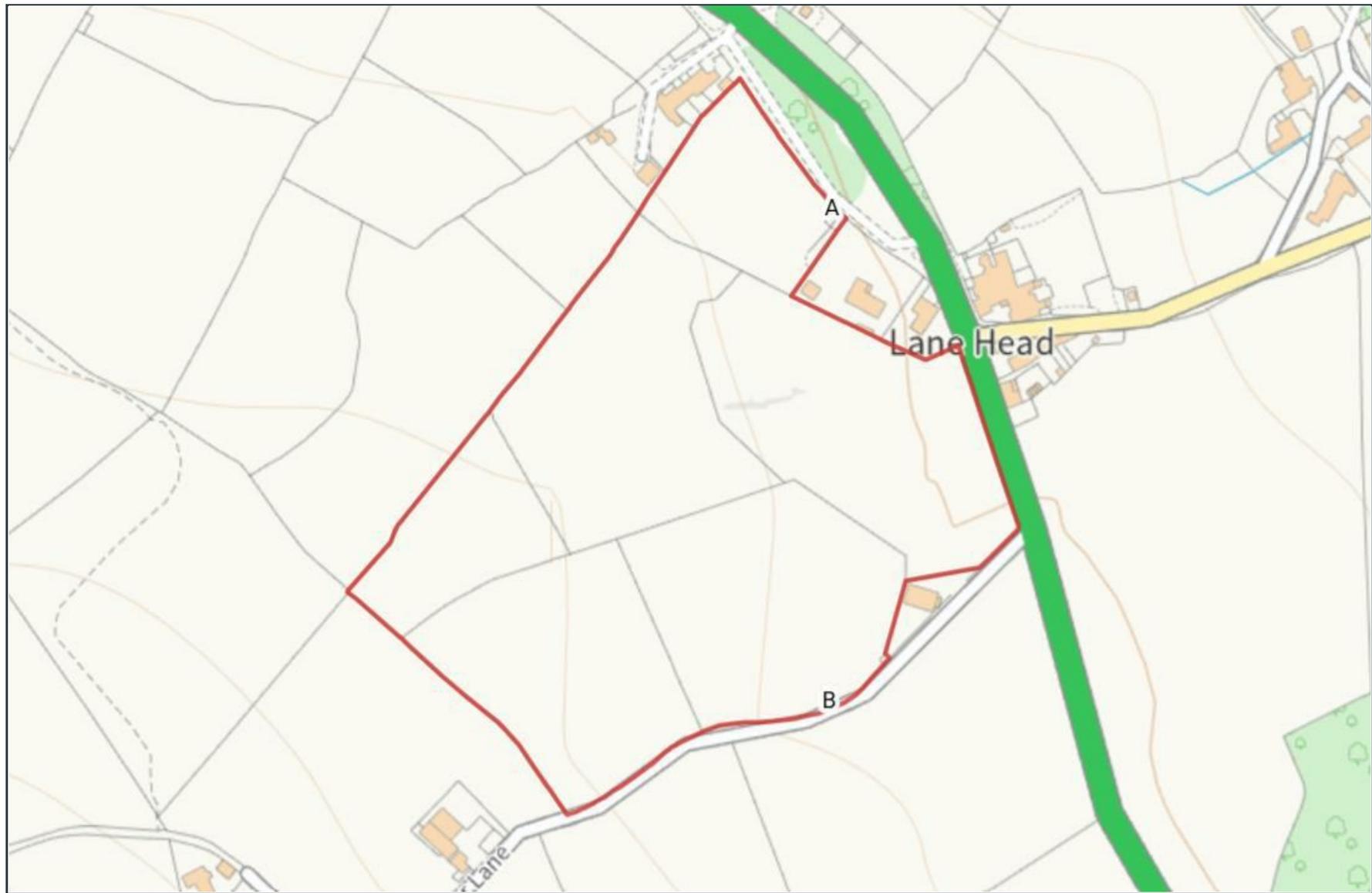
Plans, Areas and Schedules

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.

Particulars written: Summer 2025

Photographs taken: Summer 2025





DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them 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 view the property.