

On instructions from the Exors of Mrs. O. Clarke

PRESTON PATRICK, MILNTHORPE



PARTICULARS

of the 42.77 acres of productive meadow and pasture land and Leathet Plantation being known as LEATHET and being part of KAKER MILL FARM, PRESTON PATRICK, MILNTHORPE

which NWA Property will offer for sale by public auction (subject to conditions and unless sold previously) at 7.00 p.m. prompt on Thursday, 7th November, 2024

**In The Damson Room, Exhibition Hall,
J36 Rural Auction Centre, Crooklands
Milnthorpe. LA7 7FP (SatNav LA7 7NU)**

SITUATION

The land is situated, with three access points, near the hamlet of Goose Green, Preston Patrick.

DESCRIPTION

The land consists of 42.77 acres of productive meadow and pasture land and Leathet Plantation, being part of Kaker Mill Farm, Preston Patrick, all as edged red on the attached plan. The land is well watered with both Sillfield Beck and Birks Beck crossing the land, Sillfield Beck running almost the full length of the Western boundary.

SCHEDULE

National Grid Reference No.	Area		
	Acres	Hectares	
8300	1.10	0.45	Meadow
0006	7.04	2.85	Meadow
0726	24.81	10.04	Pasture
2632	3.38	1.37	Pasture
2241	0.48	0.20	Wood
1549	0.88	0.36	Wood
0448	1.96	0.80	Pasture
9536	<u>3.12</u>	<u>1.26</u>	Leathet Plantation
	42.77	17.33	

There is a collecting pen at the entrance off the Goose Green to Gatebeck Road. Leathet Plantation is mixed woodland.

TENURE

The property is freehold and vacant possession will be given on the termination of the current grazing license on 31st March, 2025.

Completion will take place on the 5th December, 2024.

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 Monday, 28th October, 2024. 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.

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 bid and prospective purchasers prior to any bid 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 before the sale or to the auctioneer prior to the sale commencing.

VIEWING

The land can be viewed at any reasonable time on possession of a set of particulars available from the Auctioneers.

MISDESCRIPTIONS ACT

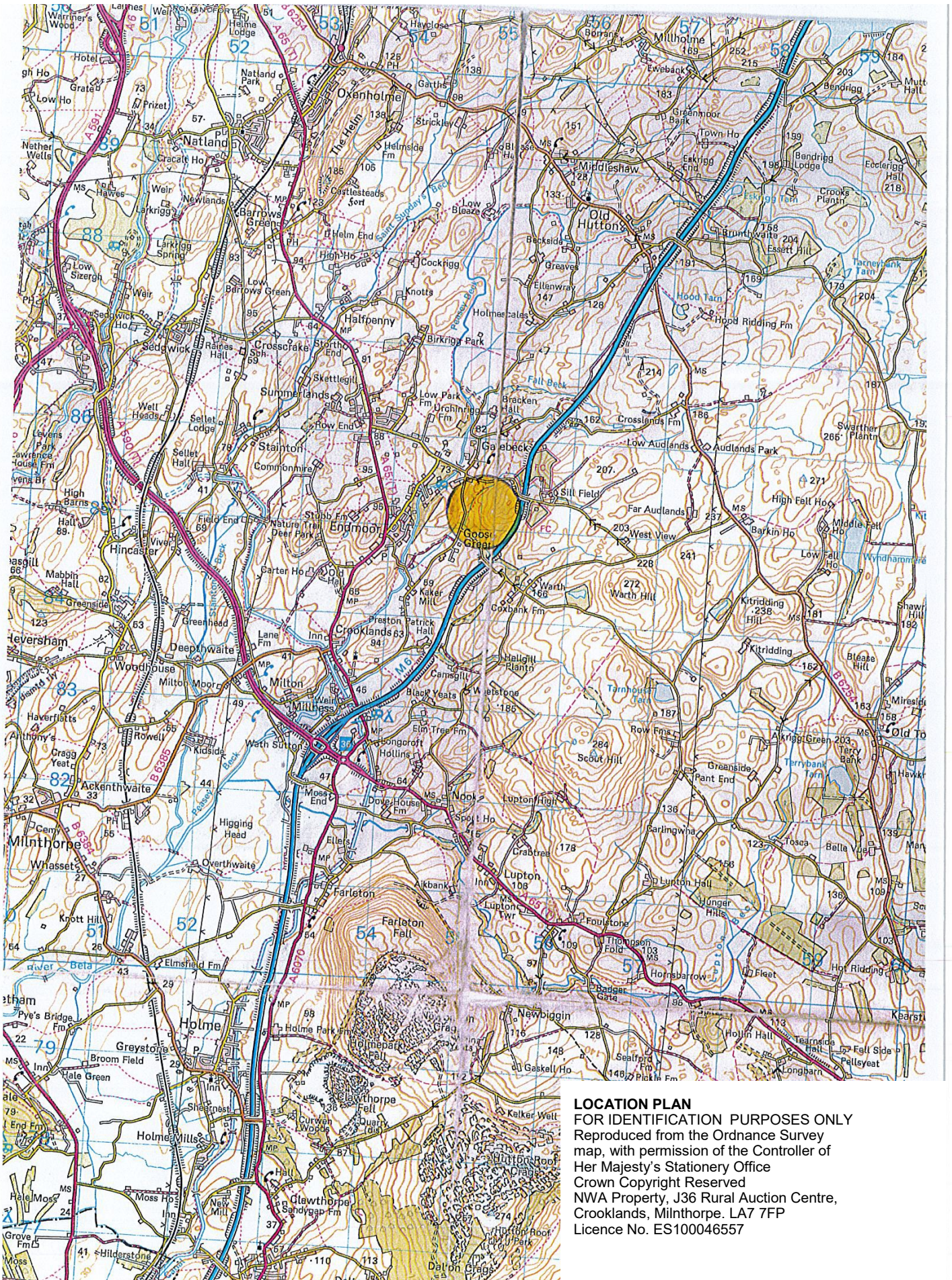
Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you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

SOLICITORS

Messrs. Thomson Hayton Winkley/Rural Law Practice, J36 Rural Auction Centre, Crooklands. Tel: 015395 67571

AUCTIONEERS

NWA Property, J36 Rural Auction Centre, Crooklands, Milnthorpe. LA7 7FP. Tel: 015395 66222,
e-mail: michael@nwauctions.co.uk. After hours 015242 72477/07713 787511.



LOCATION PLAN
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These particulars are issued on the clear understanding that negotiations for the purchase of the property are conducted through NWA Property. The information supplied in the particulars is believed to be correct but accuracy cannot be guaranteed and all properties are offered Subject to Contract and on being available on receipt of reply.
NWA Property is a member of the L & K Group of Companies

