

BROUGHTON IN FURNESS



**PARTICULARS OF THE SALE OF
8.7 ACRES/3.52 HECTARES OF PASTURE LAND
BEING PART OF LOWER HAWTHWAITE FARM,
HAWTHWAITE, BROUGHTON IN FURNESS, LA20 6AD**

FOR SALE BY INFORMAL TENDER

CLOSING DATE FOR TENDERS— 3.00pm ON FRIDAY, 26th JULY, 2024

SITUATION AND DIRECTIONS

The land is situated at Broughton in Furness, within the Lake District National Park. From the village, proceed towards Coniston on the A593. The land is located some 1.6 miles from Broughton with roadside access.

DESCRIPTION

The land comprises some 8.7 acres of pasture with areas of gorse, mature oak trees and wetland habitat. The land has good roadside access.

The land has a natural water supply and is crossed by a public footpath.



TENURE

The property is freehold and vacant possession will be given on completion.

METHOD OF SALE

The land is offered for sale by informal tender.

All tenders must be sent on the attached tender form, in an envelope marked "Tender—Land at Lower Hawthwaite" and sent to NWA Professional, j36 Rural Auction Centre, Crooklands, Milnthorpe. LA7 7FP, to be received by no later than 3.00 p.m. on Friday, 26th July, 2024.

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.

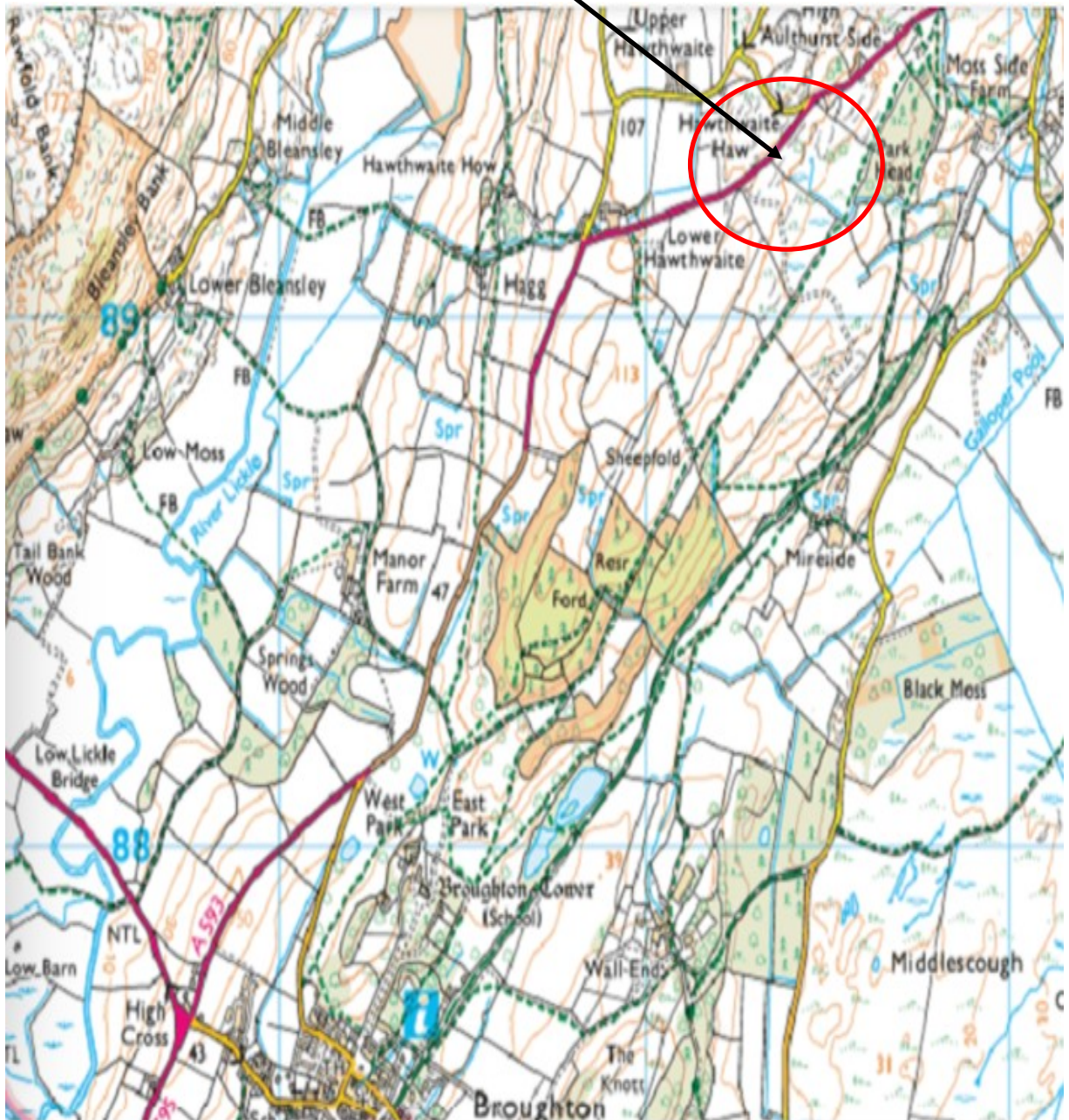
VIEWING

Viewing of the land is permitted at any reasonable time on possession of a set of sale particulars. Please note that there may be livestock on the land and care should be taken when viewing.

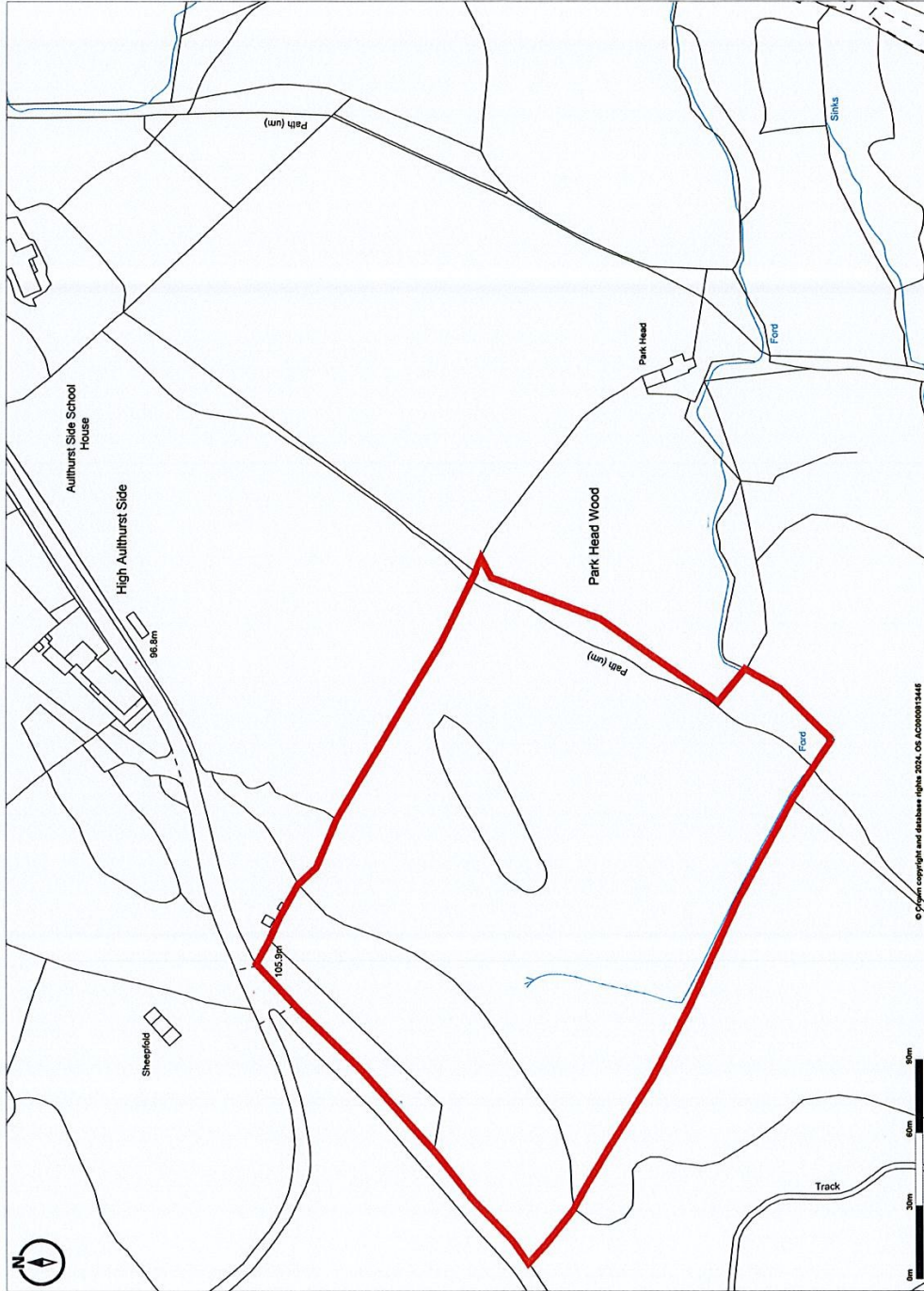
MISDESCRIPTIONS ACT

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.

Access



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



© Crown copyright and database right 2024. OS AC10000813445
Printed Scale - 1:2500. Paper Size - A4

Promap
LANDMARK INFORMATION