



## **Land and Building at The Oaks** Marthwaite, Sedbergh



# Land and Building at The Oaks

Marthwaite, Sedbergh, LA10 5ER

## WHOLE

General purpose building and c. 27.82 acres (11.26 ha) of meadow, pasture and woodland.

**Guide Price: £250,000**

## LOT 1 (shown edged red)

General purpose building and c. 2.52 acres (1.02 ha) of grassland and woodland.

## SOLD

This block built stone faced mono-pitch building has good roadside access and has been used as a general store. The building has potential for other uses subject to any necessary planning approval. This lot comprises 1.88 acres of grassland and 0.64 acres of woodland.

## LOT 2 (shown edged green)

Two parcels of meadow extending to 8.25 acres (3.34 ha).

**Guide Price: £75,000**

Two manageable parcels bound by fences and hedges. Access to the land is via the track east of 'The Oaks' High Oaks through Lot 3 as marked on the plan in brown.

## LOT 3 (shown edged yellow)

Single parcel of pasture extending to 2.37 acres (0.96 ha).

## SSTC

A single parcel of good quality agricultural land with access via the track east of 'The Oaks' High Oaks.

## LOT 4 (shown edged blue)

Two parcels of meadow extending to 8.48 acres (3.43 ha).

**Guide Price: £75,000**

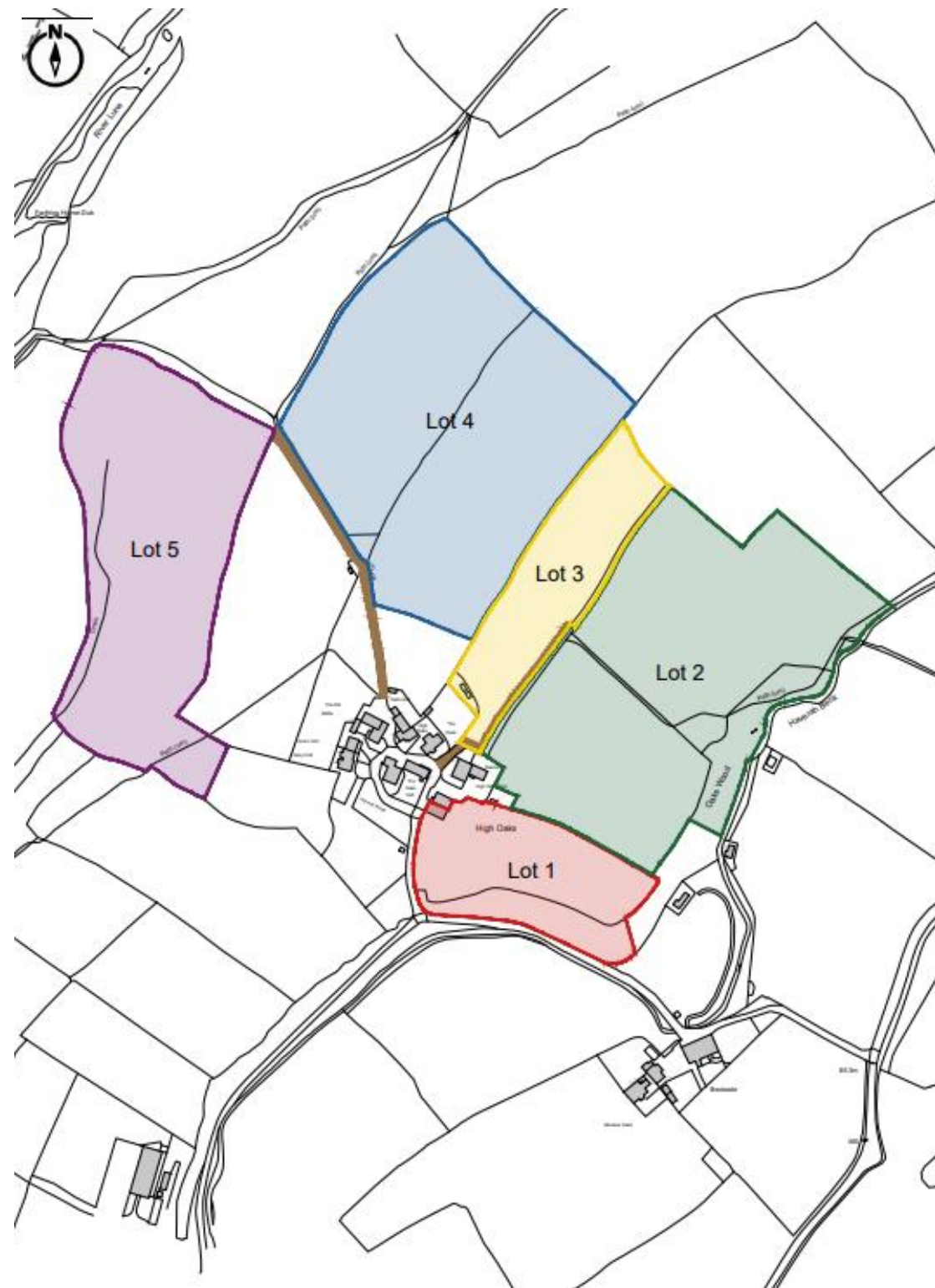
Two well sized parcels of agricultural meadow, benefitting from a hardcore bale pad. Access is via the metalled track marked brown on the plan.

## LOT 5 (shown edged purple)

Useful ring fenced pasture extending to 6.2 acres (2.51 ha).

## SOLD

Single parcel of meadow land with small sheep pens at the entrance. Access is via the metalled track marked brown on the plan.



### **BOUNDARIES & SERVICES**

All of the land is bound by stock proof fences and hedges. The land benefits from various water troughs although the water connection has not been tested and interested parties should satisfy themselves with the supply. There is no electricity connection on the land.

### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is a Public Footpath that crosses the land and interested parties should familiarise themselves with its location and how it may affect their intended use of the land.

There is a septic tank located within Lot 1. A copy of the legal agreement can be obtained from the solicitors.

### **VIEWING**

Viewing is strictly by appointment only, please contact the selling agent to arrange this. Viewing is entirely at your own risk.

### **WHAT 3 WORDS**

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### **TENURE**

The land is held freehold and vacant possession will be granted on completion of the sale.

### **OFFERS AND ENQUIRIES**

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. To make an offer or raise any queries, please speak to Joanna Townley on 01756 692900 or by email

joanna.townley@wbwsurveyors.co.uk

### **SOLICITORS DETAILS**

John Cooke

Thomson Hayton Winkley Legal

114-116 Stricklandgate

Kendal

Cumbria

LA9 4QA

Details Prepared January 2025





## Land and Building at The Oaks, Sedbergh

Available as a whole or in five lots, the land and building has potential for future development subject to planning permission.



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