



Roadside Meadow at Hincaster, Milnthorpe, Cumbria LA7 7ND

Offers Over £45,000





Roadside Meadow at Hincaster

Milnthorpe

Cumbria

LA7 7ND

W3W: [///free.reactions.releases](https://free.reactions.releases)



2.24 Acres (0.91Hectares)

- Approximately 2.24 acres (0.91 hectares) of Grade 3 meadow land with a shelter and orchard.
- Ideal for purchasers seeking amenity, lifestyle or equestrian opportunities.
- Direct roadside access onto a council maintained highway, with excellent links to the A590, A591 and M6 motorway.





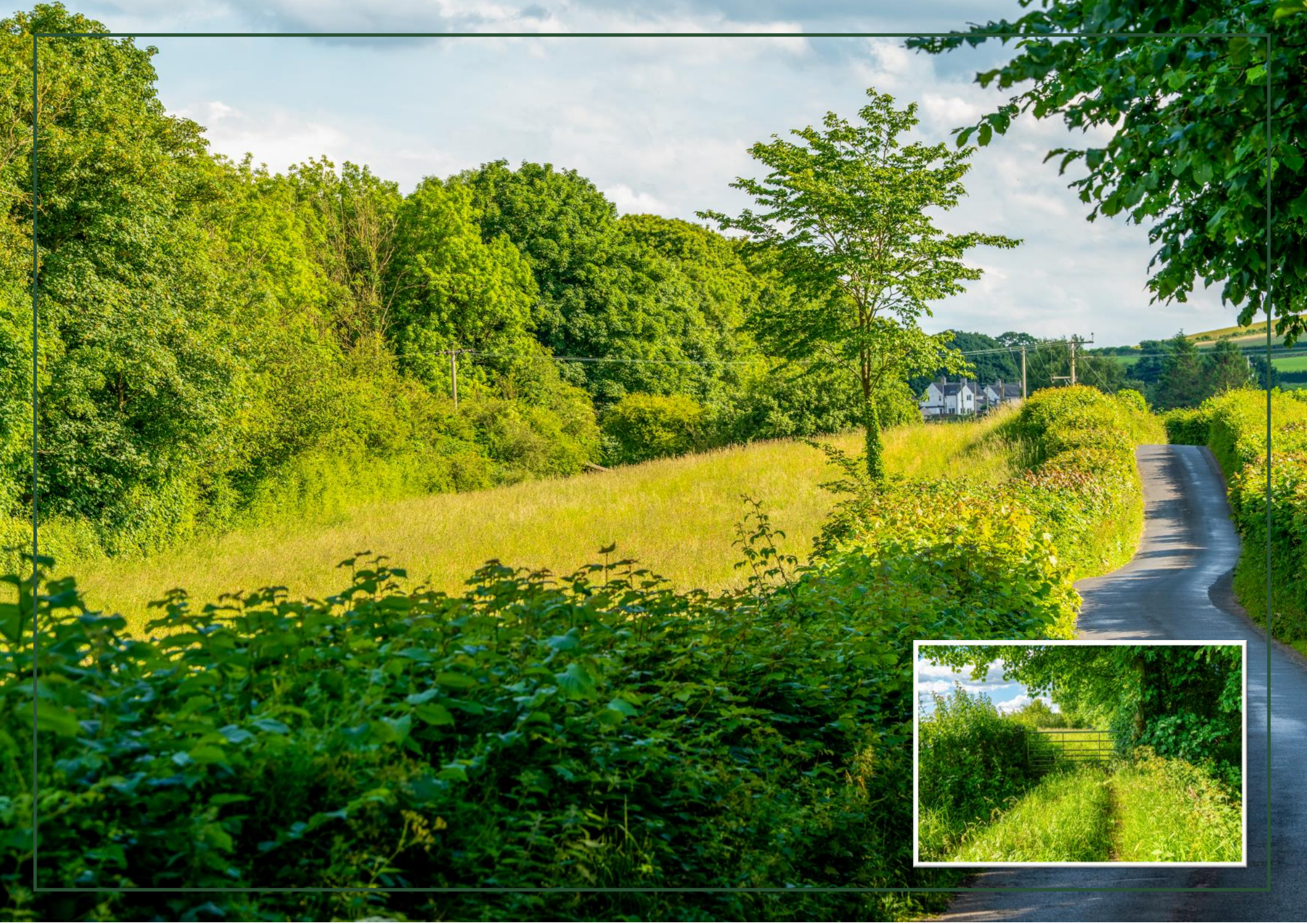
Situated to the north of the hamlet of Hincaster, this desirable parcel of land extending to approximately 2.24 acres (0.91 hectares) presents a unique opportunity to acquire an attractive single parcel of grade 3 meadow land with the benefit of a shelter and orchard.

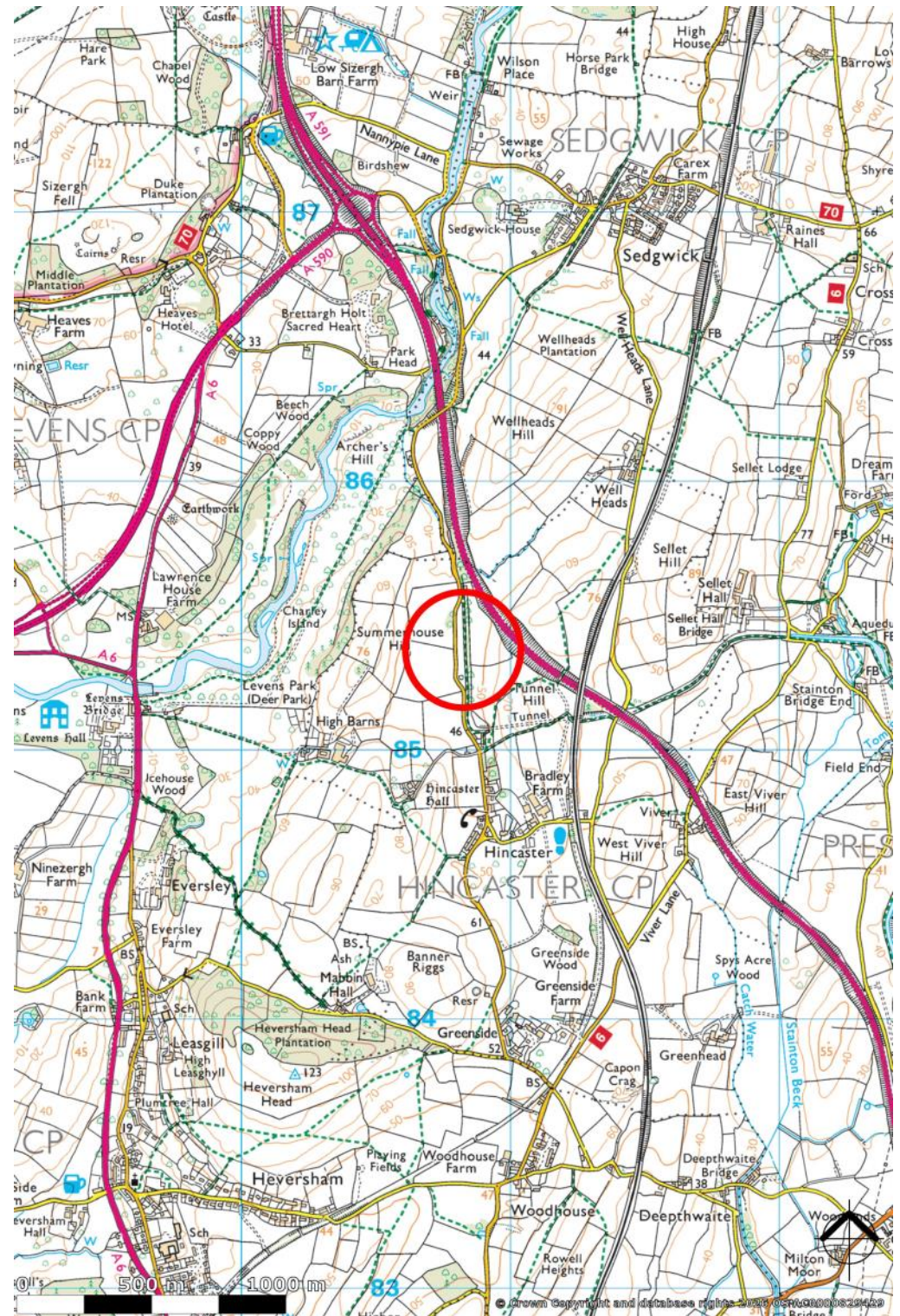
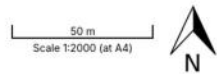
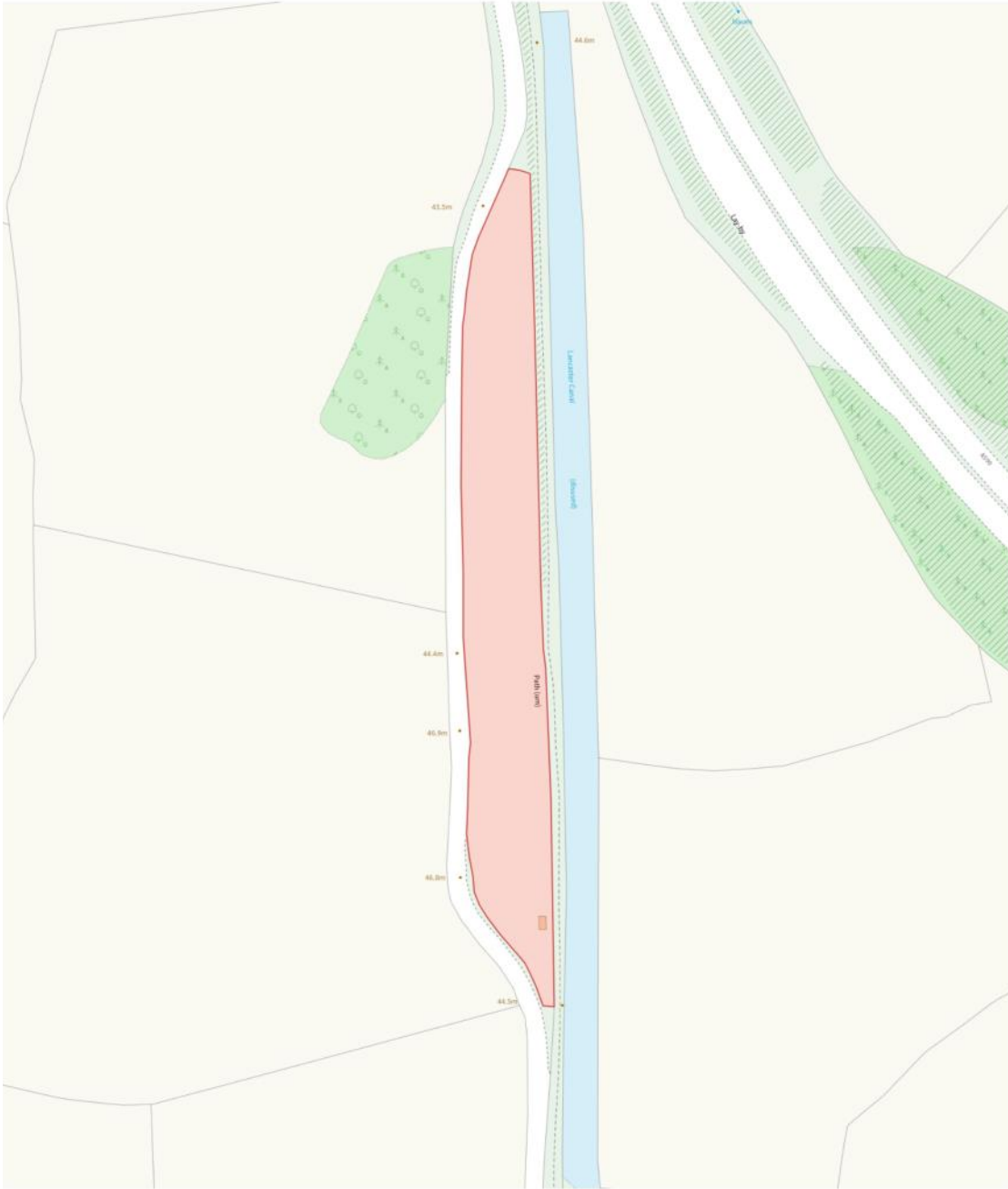
The land benefits from roadside access directly onto a council maintained highway, with convenient links to the A591 and A590. The market town of Kendal lies approximately 5 miles to the north and Junction 36 of the M6 motorway is located approximately 2 miles to the south east.

Occupying an excellent position, the land is likely to appeal to a wide range of purchasers, including those seeking amenity or lifestyle opportunities, equestrian use or simply a private and attractive parcel of countryside.

The property offers a rare opportunity to acquire a unique parcel of meadow land in a sought after rural location.







General Remarks

Services: The land has a mains water supply.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with Vacant Possession upon completion.

Mine and Mineral Rights: Included in the sale insofar as they are owned.

Sporting Rights: Included in the sale insofar as they are owned.

Environmental Schemes: The land is free from any Environmental Stewardship schemes.

Restrictive Covenants: None insofar as we are aware.

Conservation Area / National Landscapes: The land is not located within a Conservation Area, National Landscape nor a National Park.

Easement, and Wayleaves or Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easement and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not

There are overhead electric lines located on the property.

Footpaths / Bridleways: We understand that there are no footpaths or bridleways running through the land.

Flooding: The property has not flooded within the last 5 years.

Unimplemented Planning Consents: None insofar as we are aware.

Local Authority: Westmorland and Furness Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ

Viewings: The land may be viewed at any reasonable daylight hour whilst in possession of a copy of the sales particulars. Interested parties should register their interest with the Armitstead Barnett prior to viewing.

Health & Safety: Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment
- No children to be allowed on site.

What3words Location: [///free.reactions.releases](https://www.what3words.com/#!/free.reactions.releases)

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers. FAO: [Emma Hodkinson \(Nee Lewis\) Bsc \(Hons\) MRICS FAAV MNAEA / Sophie Barker BSc \(Hons\)](#)

SUBJECT TO CONTRACT

IMAGES TAKEN JUNE 2026



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 03. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 04. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Abarnett.co.uk

Stay in the loop!

