



For Sale by Informal Tender

Deadline:
12 Noon, Friday 18 October
2024

Land off Red Lane Eccleston Chorley Lancashire



P Wilson & Company
Chartered Surveyors

A block of productive grassland extending to 9.52 hectares (23.52 acres) or thereabouts situated in the Parish of Eccleston, near Chorley, Lancashire.

Location

The land is conveniently located off Red Lane and lies to the east of Eccleston, to the southwest of Euxton and to the north of Heskin Green and is highlighted on the location map overleaf.

What3Words

victor.alienated.kindest

Description

The land is in a single block of established grassland on the south side of, accessed from and with frontage to, Red Lane. Classified as Grade 3 and Soilscape 18, the soil texture is therefore loamy and clayey.

Directions

From Eccleston turn east off the B5250 Towngate onto Parr Lane (which then becomes Red Lane) and after c1.2 miles the gated access to the land will be on your right. Coming from the A49 Wigan Road south of Euxton, turn west onto Back Lane and follow this road (which passes over the M6 Motorway) for c1.4 miles. The land will then be on your left just after a sharp righthand bend adjacent to Big Wood.

RPA

The land is on the Rural Land Register and is understood to have been registered previously with the Rural Payments Agency for BPS but not subject to any current Environmental Stewardship Agreement.

Tenure

The land is Freehold and is held under Registered Title Number LAN118675. Vacant possession will be given on completion.

Rights of Way

A public right of way runs down the eastern boundary (fenced off from the fields), from Big Wood to Heskin Green (becoming a track known as Woodcock Lane).

According to the Definitive Map its status is that of a public footpath however, by virtue of a formal agreement with Lancashire County Council, it is also a concessionary bridleway.

Sporting Rights, Mineral Rights etc

Sporting rights are understood to be in hand but, according to the registered title, mineral rights have been reserved in respect of part of the land.

Local Planning Authority

Chorley Borough Council

Method of Sale

The land is offered for sale by informal tender. Prospective purchasers should request a tender form and return it, in the envelope which will be provided, to P Wilson & Company no later than noon on Friday 18th October 2024. The vendor reserves the right not to accept the highest or indeed any offer received.

Guide Price

£250,000

Viewings

The land may be viewed on foot during daylight hours with a copy of these particulars in hand. No vehicles, dogs or other animals should be taken onto the land. Prospective purchasers are reminded that they view the property at their own risk and that neither the vendor nor P Wilson & Company offer any warranty in respect of the land and prospective purchasers should take all reasonable precautions when viewing.

Contact

For further information please contact Simon Mair on 01772 882277 or simon.mair@pwcsurveyors.co.uk

AMC Agents

P Wilson & Company act as agents for AMC. For a free no-obligation consultation of the range of AMC flexible and standard finance products available, please contact Andrew Coney on 01772 882277.



UKLANDand
FARMS.co.uk

t: 01772 882277

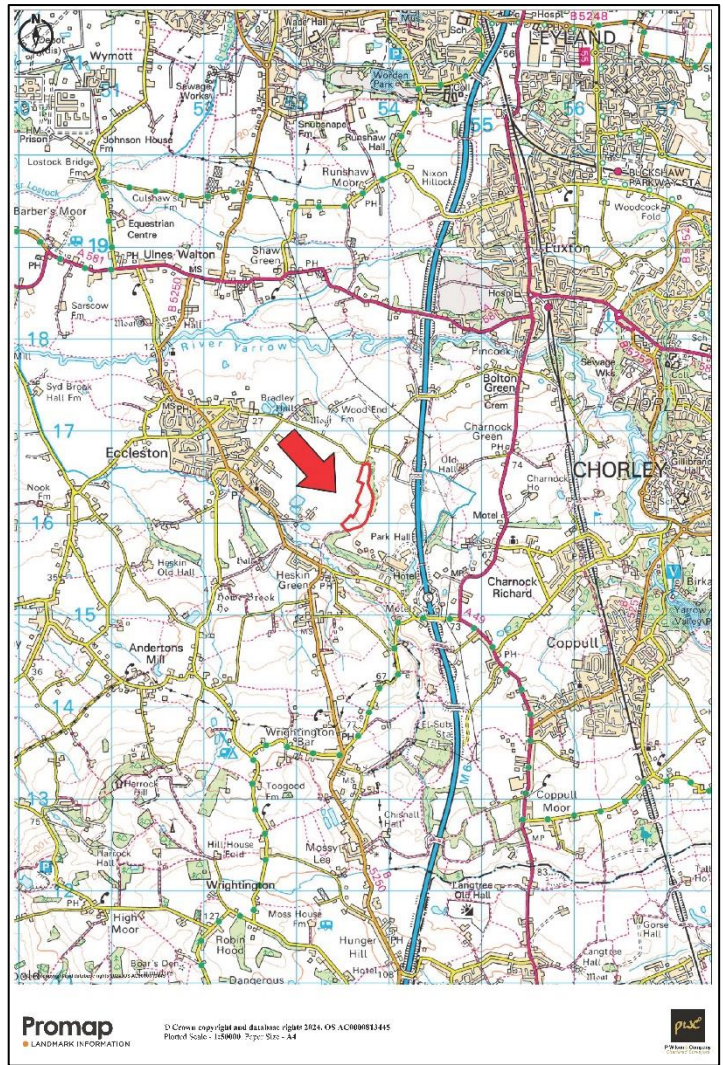
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P Wilson & Company LLP for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.





FORM OF INFORMAL TENDER
FOR SALE AS A WHOLE

LAND OFF RED LANE, ECCLESTON, CHORLEY, LANCASHIRE

To: P Wilson & Company, Chartered Surveyors, Burlington House, 10-11 Ribblesdale Place, Preston PR1 3NA

I/We	
of	
Post Code	Telephone No

Offer to purchase (Subject to Contract) the property known as Land off Red Lane, Eccleston, Chorley, Lancashire described in the Particulars of Sale prepared by P Wilson & Company in the sum of:-

£.....(.....Pounds)

I/We understand/confirm as follows:

1. that in submitting this offer I/we am/are deemed to have read and understood the Particulars of Sale and inspected the Property
 2. that the Vendor is not bound to accept the highest or any offer, or any combination of offers
 3. that, I/we will be required to provide P Wilson and Company with two forms of identification and that P Wilson and Company may also carry out an electronic identity check for compliance with Money Laundering Regulations
 4. that if this offer is accepted I/we will exchange unconditional contracts and pay 10% of the purchase price within six weeks of receipt of a draft contract from the Vendors Solicitors
 5. that in order to complete the purchase:
 - *a) funds are available
 - *b) mortgage funding will be required
 - *c) a prior sale of other property will be necessary
 6. that our offer *is/is not subject to survey.
- * **Please delete as appropriate**

The Solicitor who will be acting on my/our behalf is:

Name	Firm
Address	
Post Code	Telephone No

SIGNED

DATED

NB THIS INFORMAL TENDER MUST BE COMPLETED AND RETURNED TO P WILSON & COMPANY TO BE RECEIVED NO LATER THAN 12 NOON ON FRIDAY, 18TH OCTOBER 2024 IN THE ENVELOPE PROVIDED.
E-MAILED OFFERS WILL NOT BE ACCEPTED