



For Sale by Informal Tender

Tender Date:
12 noon 25 October 2023

**Land at Crankwood
Road, Abram,
Wigan, WN7 4PT**



P Wilson & Company
Chartered Surveyors

The opportunity to acquire as a whole, a block of grassland and amenity woodland, being former railway sidings comprising some 5.944 hectares (14.688 acres) and situated off Crankwood Road, Abram. The property should be of interest to agricultural/amenity/equestrian purchasers and subject to obtaining any necessary consents may be suitable for a number of alternative uses.

Location

The subject property is situated in open countryside lying due west of Leigh and north of Lowton and Golborne and south of Abram

Directions

The subject property is shown on the rear of these sales details as edged red, for identification purposes only, and is approached via Crankwood Lane turning into Montreal Street and then immediately into Durban Street, proceed to the end of Durban Street and you will have arrived at the subject property.

Description

Some 5.944 hectares (14.688 acres) of former railway sidings now returning to nature and established in grass and amenity woodland with good road frontage onto Crankwood Road.

Services

The land doesn't benefit from any mains services.

Rights of Way, Easements and Wayleaves

The property is sold subject to all existing rights of way, easements and wayleaves and has the benefit of access off Durban Street.

Tenure

The property is offered freehold and with vacant possession.

Clawback/Overage

The property is to be sold subject to Clawback/Overage provisions with 50% of any uplift in value created by a planning consent for any non-agricultural or equestrian use will revert to the vendor or their successors in title and the Clawback will be in place for 40 years from the date of sale.

Method of Sale

The land is offered for sale by informal tender. Prospective purchasers should complete the tender form attached and return it in the envelope provided to P Wilson and Company no later than 12 noon on Wednesday, 25th October 2023. The vendor reserves the right not to accept the highest or necessarily any tender received.

Guide Price

Offers are invited for the property.

Viewing

The land can be viewed by prior appointment only.

Planning

The subject property is situated within the administrative district of Wigan Council and in their Local Plan the land is scheduled as Greenbelt.

Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The vendors for themselves and P Wilson and Company, as their agents, accept no liability for any health and safety issues arising out of the viewing of the property.

All Enquiries

All enquiries should be directed to Andrew Coney and Leak Halik at this office or by email andrew.coney@pwcsurveyors.co.uk leak.halik@pwcsurveyors.co.uk.



UKLANDand
FARMS.co.uk

t: 01772 882277

Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA

e: preston@pwcsurveyors.co.uk

www.pwcsurveyors.co.uk



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[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

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