



3 x Parcels of Land adj.
Fishers Farm,
Delph Lane, Charnock
Richard, PR7 5ND
For Sale by Informal Tender
Tender Date: Friday 14th March
2025 - 12 noon

- Three parcels of grassland totalling about 12.7 acres (5 hectares)
 - Available in three lots or as a whole
- Lot one extends to around 2.03 hectares (5.02 acres) - edged red on the plan
- Lot two extends to around 2.48 hectares (6.13 acres) - edged purple on the plan
 - Lot 3 extends to around 0.5 hectares (1.24 acres) - edged yellow on the plan
 - Interest to amenity, equestrian and agricultural buyers



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LOCATION

The land is situated approximately 2 miles southwest of Chorley in the village of Charnock Richard. The plots are easily accessed from the A49 and are close to the M6.

LAND DESCRIPTION

The land is split into three parcels separated to the west of Delph Lane. The land is predominantly level and laid to grass. Lots 1, 2 and 3 are designated as Grade 3 on MAFF Land Classification Map of England & Wales. The soils are recorded as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey. The land parcel is bordered by fences, hedges and trees.

Lot 1 includes land in registry titles LA740364.

Lot 2 includes land in registry titles LA740364 and LA828950

Lot 3 includes land in registry titles LA828950

If the land is sold in three lots, purchasers of adjoining lots will be jointly responsible for the cost of erecting a stockproof fence and thereafter for its maintenance. The owners informed us that the perimeter fencing was replaced 2/3 years ago. The land is likely to require draining.

TENURE

All the land is freehold and offered with vacant possession on completion. The land is currently occupied under a grazing licence.

SERVICES

MacMarshalls Ltd have not tested any services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

PLANNING

The land is designated as Green Belt, within the Chorley Local Plan (2012 to 2026) adopted in 2015.

LOCAL AUTHORITY

The local authority is Chorley Borough Council, Town Hall, Market Street, PR7 1DP. 01257 515151.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is sold with the benefit of, and subject to, all existing rights of way, easements and wayleaves.

Delph Lane is a public footpath, however none go through the land parcels.

Lot 1 is sold subject to a right of way providing access to Lot 2 off Delph Lane. Lot 2 is sold with the benefit of a right of way over the access area shown in brown on the location plan. This plot also adjoins Church Lane. Lot 3 is sold without the benefit of access to an adopted highway.

OVERAGE

The sale is subject to an overage clause. The total overage will be at a rate of 50% of the uplift in value following the benefit and implementation of planning consent for residential or commercial development (non agricultural/equestrian) for a period of 50 years from the completion date.

BASIC PAYMENT SCHEME

No Basic Payment Scheme entitlements are included in the sale as it is no longer possible to transfer them. The land has not been entered into any environmental schemes.

METHOD OF SALE & GUIDE PRICE

Offers are invited for the whole and each lot individually. The land is offered for sale by tender, tender date 14th March 2025.

Interested parties should complete the tender form and return it to MacMarshall's office on or before 12 noon on 14th March 2025. Please place the tender form in a marked envelope indicating the address for the land and tender date. Any offers received in the marked envelopes will remain unopened until after the tender time. No emailed or faxed tenders can be accepted.

PROOF OF FUNDS

Proof of funds should also with any tender documents.

CLIENT DUE DILIGENCE

Any tender must be accompanied with certificated copies of two forms of formal identification.

VIEWINGS

Please contact the agents to arrange a viewing. Site security restricts access to unaccompanied viewers.

HEALTH & SAFETY

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures (including all up to date government guidance in respect of Covid-19). Please take care in respect of any uneven ground. The vendors for themselves, and MacMarshalls Ltd as their agents, accept no liability for any health and safety issues arising out of viewing the property.

AGENTS

Please contact either Sophie Marshall or Rob Mackenzie.

The information provided is for reference purposes only. The purchasers shall have deemed to have satisfied themselves to the description of the land and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. No warranty for the accuracy or any information can be given.

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MacMarshalls Ltd for themselves and the vendors whose agent they are give notice that:

- All plans on these particulars are not to scale, they are for identification purposes only. The approved drawings have been obtained from the client or on the Council's online portal. The location plan on the rear of these particulars has been produced using Promap Mapping Software under licence no. 100022432.
- All correspondence (whether marked or not) and all discussions with MacMarshalls Ltd and or their employees regarding the property referred to in these particulars are subject to contract.
- 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 should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
- Any electrical or other appliances at the property have not been tested nor have the drains, or electrical installations. All intending purchasers are recommended to carry out their own investigations before going to contract.
- No person in the employment of MacMarshalls Ltd. has any authority to make any representations or warranty whatsoever in relation to this property.
- These particulars are produced in good faith and set out in general outline only for the guidance of intended purchasers in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.

Relevant legislation - misrepresentation act 1967, consumer protection from unfair trading regulations 2008 and business protection from misleading advertising regulations 2008.

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