



## For Sale by Informal Tender

Deadline:  
12 Noon, Friday 11<sup>th</sup> April 2025

**Land off School Lane,  
Mawdesley  
Chorley  
Lancashire**



**P Wilson & Company**  
Chartered Surveyors

**A parcel of productive land extending to 3.82 hectares (9.44 acres) or thereabouts situated to the south of the village of Mawdesley, near Chorley, Lancashire.**

### Location

The land is conveniently located off School Lane and lies approximately 0.5 miles to the south of Mawdesley and is highlighted edged red on the location map on the reverse of these sale details.

### What3Words

Goat.bombshell.onion

### Description

The land is in a single parcel of land accessed from and with frontage to School Lane. Classified as Grade 3 and Soilscape 8, the soil texture is therefore loamy and clayey.

The farmable area of the land is approximately 3.68 hectares (9.10 acres). To the south on the boundary of the land is a small area of mature woodland extending to approximately 0.14 hectares (0.34 acres).

### Rural Payments Agency (RPA)

The land is on the Rural Land Register and is registered with the Rural Payments Agency but not subject to any current Countryside or Environmental Stewardship Agreement.

### Tenure

The land is Freehold and is held under Registered Title Number LAN292818. Vacant possession will be given on completion.

### Rights of Way, Easements and Wayleaves

There are no public rights of way, shown on the definitive map within the land.

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

### Services

The land does not have any mains services connected.

### Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the freehold title of the land.

### Local Planning Authority

Chorley Borough Council

### Development Clawback

The land offered for sale is subject to a development clawback condition, restricting the use of the land for agricultural and equestrian purposes only. The clawback will provide that if planning permission is obtained for non-agricultural/equestrian/BNG use or development of the whole or any part of the land, the vendor is entitled to receive 50% of any increase in value occurring as a result of that planning permission. The clawback will remain in place for a 20-year period from the completion of the sale.

### Guide Price

£150,000

### 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 11<sup>th</sup> April 2025. The vendor reserves the right not to accept the highest or indeed any offer received.



**t: 01772 882277**

**Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA**  
e: [preston@pwcsurveyors.co.uk](mailto:preston@pwcsurveyors.co.uk)  
[www.pwcsurveyors.co.uk](http://www.pwcsurveyors.co.uk)



### 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 Robert Harrison on 01772 882277 or [rob.harrison@pwcsurveyors.co.uk](mailto:rob.harrison@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.



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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

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

