



For Sale by Informal Tender

Tender Date: 12 noon
Friday, 9th February 2024

Land at Liverpool Road
Sollom PR4 6FR



P Wilson & Company
Chartered Surveyors

A single parcel of agricultural land extending to 5.33 hectares (13.18 acres) or thereabouts off the Liverpool Road (A59) at Sollom. It is anticipated that the land will be of significant interest to agricultural and investment purchasers.

Location

The land is located off Liverpool Road (A59), opposite the hamlet of Sollom, some 0.8 miles south of Tarleton and 2 miles north of Rufford. The location of the land is shown on the plan at the rear of these particulars.

Description

A single parcel of arable land extending to some 5.33 hectares (13.18 acres) or thereabouts. The boundaries of the land to be sold are shown edged red on the plan in these sales particulars. The land is flat, and situated approximately 10 metres above sea level. The land is bounded by dykes to the south and west, a mature hedgerow to the east, with the northern boundary currently open to adjacent land. The location of the northern boundary is indicated by the timber surveyor's pegs located at the east and west ends of the field. The land is predominantly designated as Grade 2 on the MAFF Agricultural Land Classification Map of England & Wales, transitioning to Grade 1 at western end, and with a small area of Grade 3 to the north.

Tenure

The land is offered freehold, with vacant possession available on completion.

Services

The land does not have any mains services connected.

Planning

The land is designated as Green Belt, an Area of Landscape Character, and in part within a Mineral Safeguarding Area in the West Lancashire Local Plan 2012-2027.

Rights of Way, Easements & Wayleaves

The land has the benefit of access, over adjacent land, from the existing access off Liverpool Road (A59) shown approximately at point A on the plan at the rear of these particulars.

The land is crossed by an overhead electricity line.

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

Sporting & Mineral Rights

The sporting and mineral rights are included within the sale as far as they are owned.

Method of Sale

The property is offered for sale by Informal Tender. Prospective purchasers should complete the attached tender form, and return it to P Wilson & Company in an envelope clearly marked "Sollom Tender", no later than 12 noon on Friday, 9th February 2024. The vendor reserves the right to change the method of sale at any time, at their own discretion, and accept any offer prior to the tender date if they deem it appropriate. They also reserve the right to not accept the highest, or indeed any tender, received.

Viewing and Health & Safety

The land may be viewed on foot during daylight hours with a copy of these particulars in hand. No vehicles 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.

Guide Price

The property is for sale by informal tender, and prospective purchasers must make their own decision as to the amount of their bid. However, for the purposes of guidance only, Guide Price : £150,000.

Enquiries

All enquiries should be directed to Edward Gammell or Daniel Perch at P Wilson & Company.

Plans

All plans are for identification purposes only. All areas have been calculated using Promap digital mapping software.

AMC Agents

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



t: 01772 882277

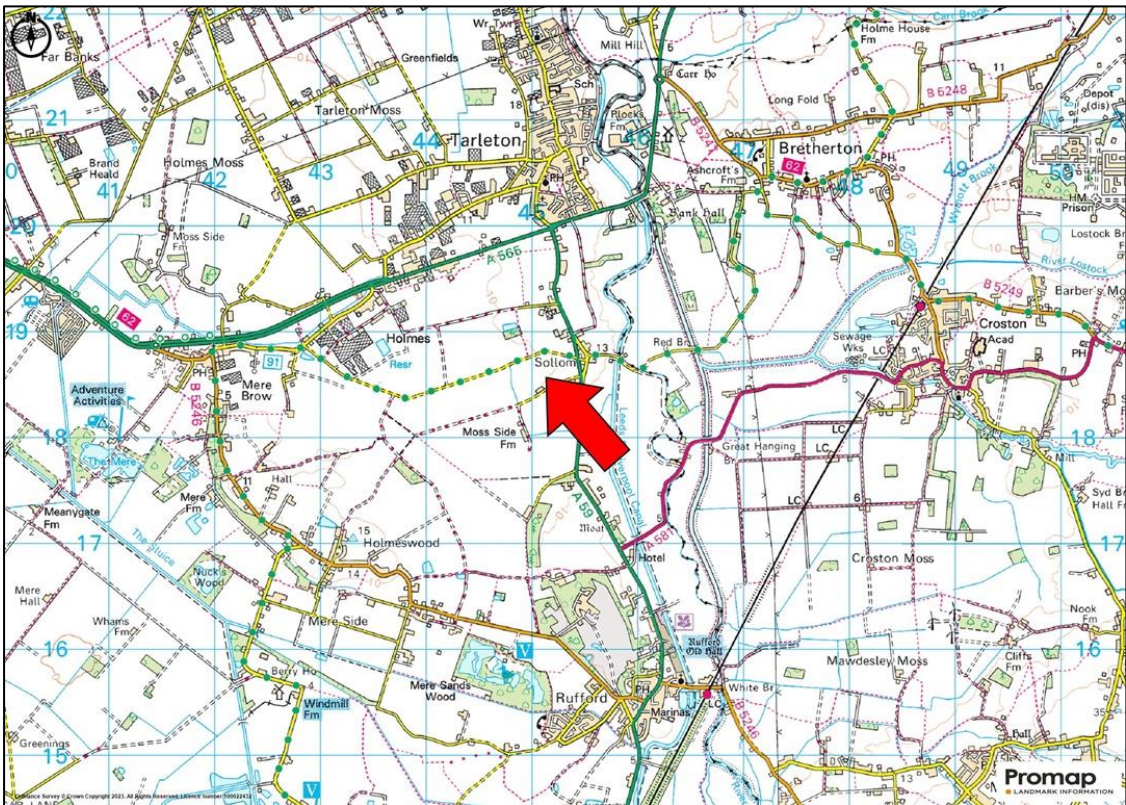
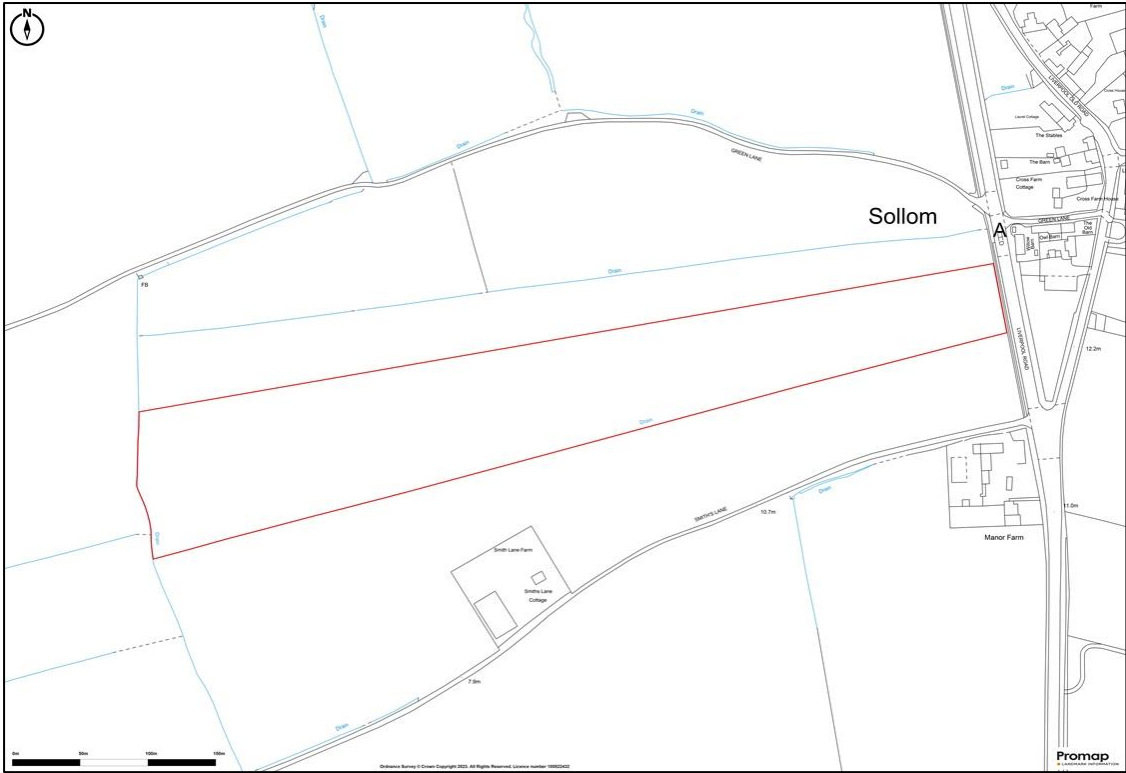
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 P Wilson & Company LLP for themselves and for the vendors or lessors of this property whose agent they are, give notice that:
 [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and 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.

