



FOR SALE

[BY PRIVATE TREATY]

LAND AND STABLES OFF NEWARTH LANE, HESKETH BANK,
PRESTON, LANCASHIRE, PR4 6RS

AVAILABLE AS A WHOLE

OFFERS IN EXCESS OF £155,000

An exciting opportunity to acquire superb self-contained equestrian facilities including stables, sand paddock and land measuring 4.09ha (10.10 acres) or thereabouts adjoining the South West fringe of Hesketh Bank with direct access off Newarth Lane, Hesketh Bank.

Location:

The property is located immediately to the North West of Newarth Lane, Hesketh Bank, Preston as shown edged red on the plan overleaf, strictly for identification purposes only.

Directions:

From the junction with Hesketh Lane and Church Road, Tarleton, follow Hesketh Lane towards Station Road, Hesketh Bank. Follow Station Road for 500 metres and then turn left onto Newarth Lane. The Property can then be accessed via a gateway at the end (North) of Newarth Lane.

Description:

The property sits in 4.09ha (10.10 acres) or thereabouts and is classified as Grade III within the Agricultural Land Classification Plan for England and Wales (provisional). Within the property are sited No.8 stables, outbuildings, field shelters and sand paddock.

Land, Stables and Paddock:

The area of land used in conjunction with the stables extends to 0.77ha (1.89 acres) or thereabouts. Access directly to the stables is off Newarth Lane onto an internal access track. To the right of the access track sits the sand paddock extending to 0.07ha (0.18acres) or thereabouts, together with an area of hardstanding used for parking of vehicles. To the North of the internal track sits No. 8 stables (115.18 sq.m.) together with tackroom container unit.

Land:

The land extends to 3.32ha (8.21 acres) or thereabouts and is predominantly classified as Grade III on the Agricultural Land Classification Plan for England and Wales (provisional).

Access:

Access can be gained to the stables off Newarth Lane.

Single Payment Scheme:

No single farm payment entitlements are included with the sale.

Tenure:

The property is currently let, generating £7,200 per annum. However, the property is for sale freehold with vacant possession available upon completion.

Boundaries:

The purchaser to erect a fence along the boundary marked A to B on the plan overleaf and to forever maintain the boundary marked with a 'T'.

Easements, Wayleaves and Public and Private Rights of Way:

The land is sold subject to contract and with the benefit of all public and private rights of way, light drainage, cables, pylons and other easements, restrictions or obligations, whether or not described in these particulars. Access from Cropper Gardens to the site can be gained along the area shaded brown on the plan overleaf.

Covenants:

The property shall not be used for any purpose than for agricultural and equestrian use.

Clawback Provision:

The property is to be sold with an existing clawback dating from 5th December 2005, whereby any uplift in value within 21 years after the 5th December 2005 of any part or whole of the property as a consequence of residential development would be payable to the Transferor of the said transfer.

Services:

We are advised that the property benefits from mains water and electricity supplied by a generator, however these services have not been tested.

The Local Authority:

The Local Authority is West Lancashire Borough Council, PO Box 16, 52 Derby Street, Ormskirk, L39 2DF. Tel: 01695 577177.

Town and Country Planning:

The Land is shown as being designated as Green Belt and EN2(a) Nature Conservation as classified within the West Lancashire Borough Council Local Plan (Adopted 16th October 2013). The property benefits from planning permission which permits the area associated with the stables to be used for private and livery purposes.

Method of Sale:

The property is offered for sale by private treaty.

Viewing:

Strictly by appointment through the sole agents, Acland Bracewell Surveyors Limited. Contact James Bracewell.

Health and Safety:

Prospective purchasers are reminded that they view the property at their own risk and that neither the Vendor nor Acland Bracewell Surveyors Limited offer any warranty for the property. Prospective purchasers should take all reasonable precautions when viewing.

Guide Price:

The property is offered for sale by private treaty with a guide of offers in excess of £155,000.

Costs:

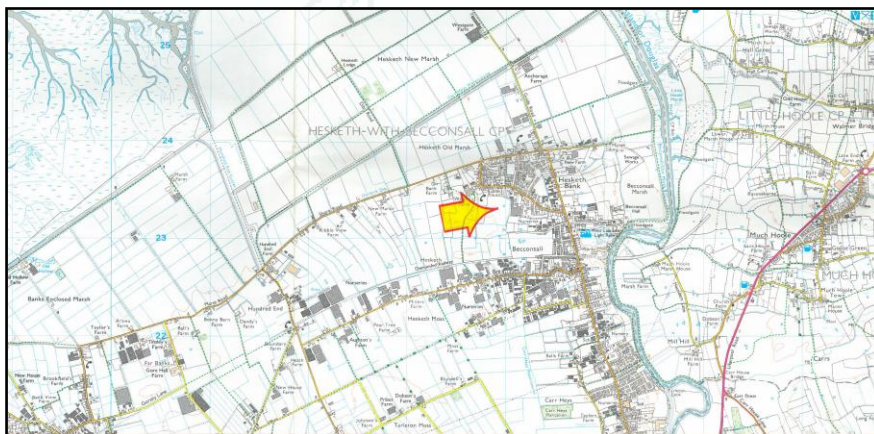
Each party to meet their own legal and surveyors costs.

Measurements:

All measurements are approximate.



Not to scale. Strictly for identification purposes only.



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PROPERTY MISDESCRIPTION ACT 1991

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