

WHITTAKER & CO INDEPENDENT LTD

CHARTERED SURVEYORS, AUCTIONERS & VALUERS

THE ESTATE OFFICE, FIDDLER HALL, NEWBY BRIDGE, CUMBRIA LA12 8NQ,

TELEPHONE: 015395 30000

EMAIL: whittakerandco@btinternet.com WEBSITE: www.whittaker-co.com

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***For Sale by Private Treaty
Land being part of***

***Gift Hall Farm
Church Lane
Winmarleigh
Garstang
Preston PR3 0LA***



***16.88 acres (6.83 hectares) or thereabouts of extremely productive
Arable, Meadow and Pasture Land in One Single Enclosure***

Guide Price of £130,000

Situation

The single block of land borders onto Island Lane to the north and Whitters Lane to the east having the benefit of one access in the north east corner and also further access midway down Whitters Lane. The land is shown circled and shown edged red on the attached plans.

The nearest postcode is PR3 0LA.

A For Sale board has been erected to aid identification.

Description

An opportunity to purchase a single enclosure of extremely productive Agricultural Land which for many years has been down to grass albeit is ideal for maize/arable cropping.

The land has a United Utilities metered mains water supply off Island Lane, but is presently not connected.

The land borders onto the main drain to the west.

Schedule				
SD No	RPA Parcel ID	OS No	RLR Size (Acre)	RLR Size (Hectare)
4647	1810	3600	16.88	6.83

There are 6.83 ha of non-SDA Entitlements to purchase in addition to the Land at a Fixed Purchase Price of £2,532.00 excluding VAT.

GENERAL REMARKS AND STIPULATIONS (where applicable to the Land)

- a) Tenure
The Land is Freehold, with Vacant Possession being on completion.
- b) Fixtures
All those normally deemed Landlord's fixtures are included.
- c) Tenant Right
There are no ingoings.
- d) Sporting and Mineral
These are included in the sale.
- e) Timber and Wood
All growing timber and fallen wood are included in the sale.
- f) Basic Payment Scheme
The Land is registered on the Rural Land Register and is eligible for Basic Payment claims. The purchaser has the option to purchase the Basic Payment Entitlements as identified above in addition to the purchase price of the Land. The Purchasers will be required to comply with the Cross Compliance regulations for 2019 and indemnify the Vendor for any claims, costs, losses or penalties as a result of the Purchasers failing to fulfil the Cross Compliance requirements.
- g) Town Planning and Local Land Charges

So far as the Vendor is aware, the present use of Land is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts, and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The Land is sold subject to:-

- (i) all local and land charges and any requirements enforceable by any local or other Public Authority.
- (ii) All encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority, and Purchasers shall not be entitled to any compensation, or right of rescission in respect thereof.

h) Sales Particulars & Plans

The Schedule is taken from the Ordnance Survey Map as revised by the Selling Agents where necessary. Such plan and quantities and these particulars are believed to be correct, but any error or omission, or mis-statement, shall not annul the Sale nor entitle either party to compensation, or in any circumstances give ground for any action at law.

i) Hedges, Fences and Boundaries

The Purchaser will be required to maintain in stockproof condition the hedges and fences as shown on the location plan attached by means of the usual inward-facing "T" marks on the side of the hedge and fence to which it belongs. The responsibility of maintenance/fencing of the original outer boundaries of the land have been marked according to the best knowledge of the Vendor, so intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the Sale nor give rise to any claim for compensation whatever.

j) Wayleaves, Easements and Rights

The Land is sold and will be conveyed with the benefits of and subject to the burdens of all existing easements including the National Grid 42" Underground Gas Pipeline, the Shell Chemicals UK Ltd Underground Ethylene Pipeline, and also the now redundant Ethylene Pipeline.

The successful purchaser will be responsible for notifying the appropriate Utilities of the purchase of the land.

k) Misrepresentation Act 1967 (Notice)

These Particulars do not constitute, nor constitute any part of, an offer or a contract. All Statements contained in these Particulars are made without responsibility on the part of the Vendors or Agents. No Statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make, or give, and neither Messrs Whittaker & Co nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered Subject to Contract and to remaining unsold.

l) Consistency

In the case of inconsistency between these Stipulations and the Special Conditions of the Sale, the latter will prevail.

m) Disputes

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the Particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of Messrs Whittaker & Co, The

Estate Office, Fiddler Hall, Newby Bridge, Ulverston, Cumbria whose decision shall be final and binding on the parties in dispute.

n) Conditions of Sale

A copy of these are available for inspection during normal office hours by prior appointment at the address of the Selling Agents/Vendor's Solicitors.

Mr Michael J Vincent
MJV & Co Solicitors Ltd
4 Bispham Road
Thornton Cleveleys
Lancashire FY5 1DG

Tel: 01253 858231

Email: michael@mjvandco.co.uk

o) Money Laundering Regulations

Money Laundering Regulations under 'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017' (SI 2017/692), brought into effect in June 2017.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information [identification documentation etc] already given in the instance of purchase by Informal Tender) and a search via Experian to verify information provided (**however please note the Experian search will NOT involve a credit search**).

VIEWING

The Land can be viewed by intending purchasers at any reasonable time, provided a copy of these particulars are in their possession.