



PLOT

4 ACRES OF GRASSLAND

Building Plot with 4 acres of Grassland at Lydiate Farm, Lydiate Lane, Ecclestone, Chorley PR7 6LX
For Sale by private treaty Guide Price £395,000

A unique building plot for a detached two storey dwelling together with 4 acres of level grassland which has separate field gated access via Lydiate Lane and adjoins the building plot.

The plot and land are located in a desirable location on the outskirts of Eccleston which is in close proximity to Bretherton and Mawdesley, Lancashire.

The plot is the final remaining opportunity at Lydiate Farm which now comprises a small hamlet of individually designed executive homes, whilst this final plot benefits from the 4 acres of grassland paddock which is ideal for keeping horses.

The Plot has access from an existing private roadway through Lydiate Farm.

The planning permission provides for a detached two storey home extending to 1,452 sq.ft (135 sq.m) over two floors which is designed to incorporate an entrance hallway, downstairs wc, lounge, open plan family room incorporating the kitchen, utility room to ground floor and three ensuite double bedrooms to first floor.

Services

There are mains water and electricity supplied to site. Connected to public sewers. The buyer will be responsible for the cost of making mains services connections.

Planning Permission

Planning permission for the Plot was permitted by a reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning consent 18/00636/OUT (Outline planning application for the erection of 2no. dwellinghouses and driveway, following demolition of existing buildings. All matters reserved). This final Plot is known as Plot 2, Plot 1 having been completed and now occupied.

Tenure

Freehold with immediate vacant possession.

Rights of Way

The purchaser will have a full and uninterrupted right of way over the private road to access the plot and land over the roadway coloured in yellow on the plan subject to a 14.3% shared maintenance provision.

Overage Deed – Lydiate Lane Field

The vendor sells subject to a 50 year overage deed relating to the 4 acre field fronting Lydiate Lane in respect of future non-agricultural/equestrian development which will be an overage payment of 50% of uplift in value.

Wayleaves & Easements

There is an existing below ground surface water attenuation tank which is situated within the site which serves the hamlet and will remain in situ subject to a deed of easement.

The land is sold subject to any existing wayleaves, easements etc which may exist, subject to legal confirmation.

Basic Payment Scheme Entitlements

We understand that Basic Payment Scheme Entitlements are not available nor included in the land sale.

Asking Price

The property is marketed for sale by private treaty at an asking price of £ 395,000

Viewing

The plot and land may be viewed during daylight hours by prior appointment with the selling agent.

Location: [what3words](#) [revealing.shield.poetry](#)

These details do not form any part of a binding contract of sale of the land and are produced subject to contract. The vendor is not required to accept the highest or any offer made and may withdraw the property from sale.



0m

10m

30m

50m

Grass

Grass

Grass

Grass

Tarmac

Tarmac

Grass

Driveway

Grass Verge
Footway

Radius corners to wall to improve visibility.

Remove existing grass verge and extend existing footway in front of new dwelling 2m wide.

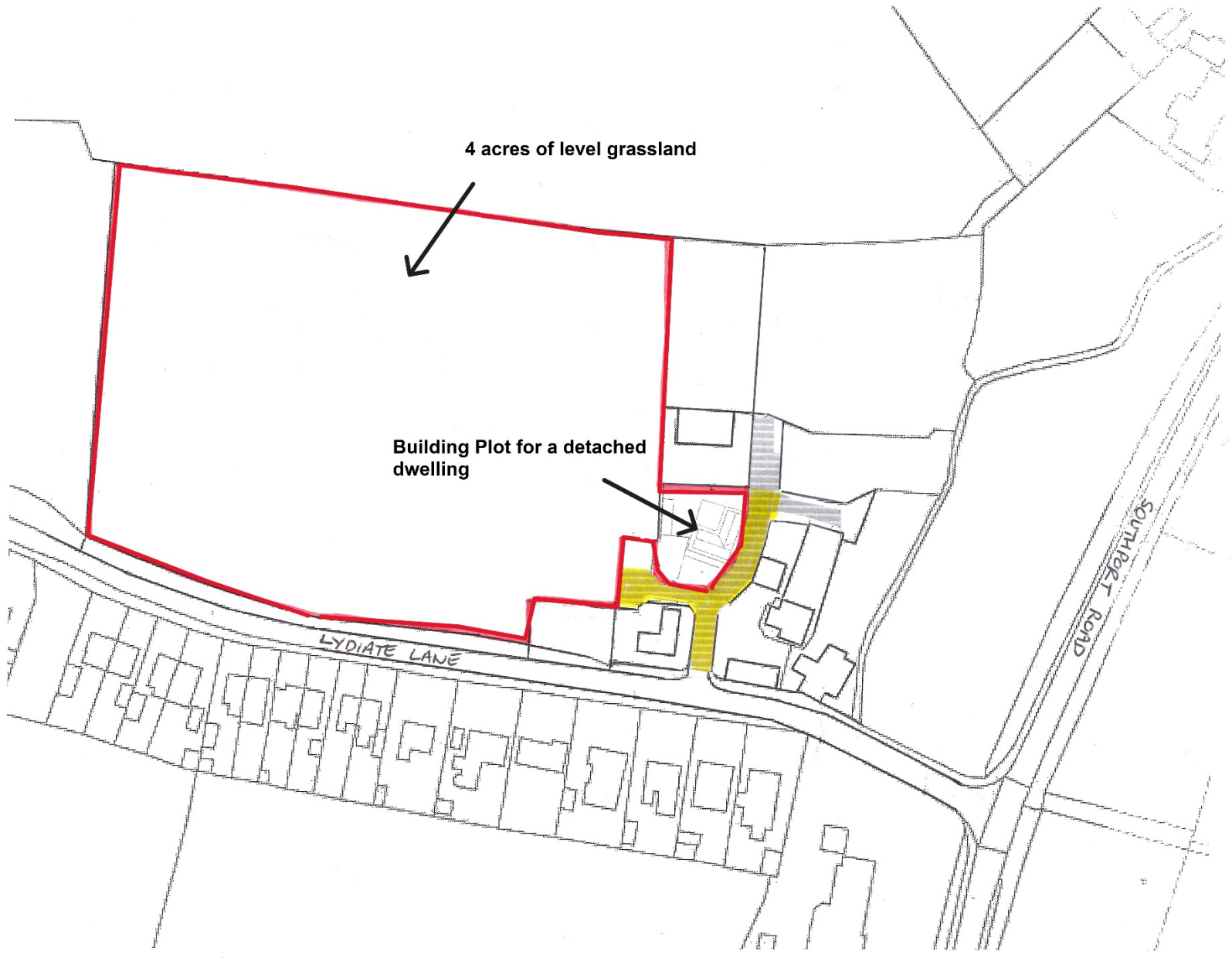
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Identification Plan, subject to legal confirmation

Not to Scale



Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

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