




Land Windmill Field Orton Road

Warton | B79 0HT | Offers In The Region Of £5,000,000

ROYSTON
& LUND

- Offers Over £5,000,000
- Approximately 22 acres of land
- This substantial parcel of land presents future investment potential, subject to planning.





Offers Over £5,000,000

An exceptional opportunity to acquire approximately 22 acres of land, currently used for agricultural purposes. This substantial parcel of land presents future investment potential, subject to planning. Buyers are advised to make their own enquiries regarding planning prospects with the local authority.

Disclaimer: All prospective buyers are responsible for independently verifying the property's acreage. In addition to this, interested parties are advised to confirm with the vendor the availability of vacant possession upon completion.



EPC


Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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