



## LAND OFF LEE LANE, ABRAM, WIGAN, WN2 5PQ

- APPROX. 1.19 HA (2.94 AC).
- AGRICULTURAL / AMENITY LAND.
- CLOSE PROXIMITY TO WIGAN.
- OF INTEREST TO AMENITY, AGRICULTURAL AND INVESTMENT PURCHASERS

**FOR SALE –  
BY INFORMAL TENDER  
GUIDE PRICE – OFFERS OVER £60,000**



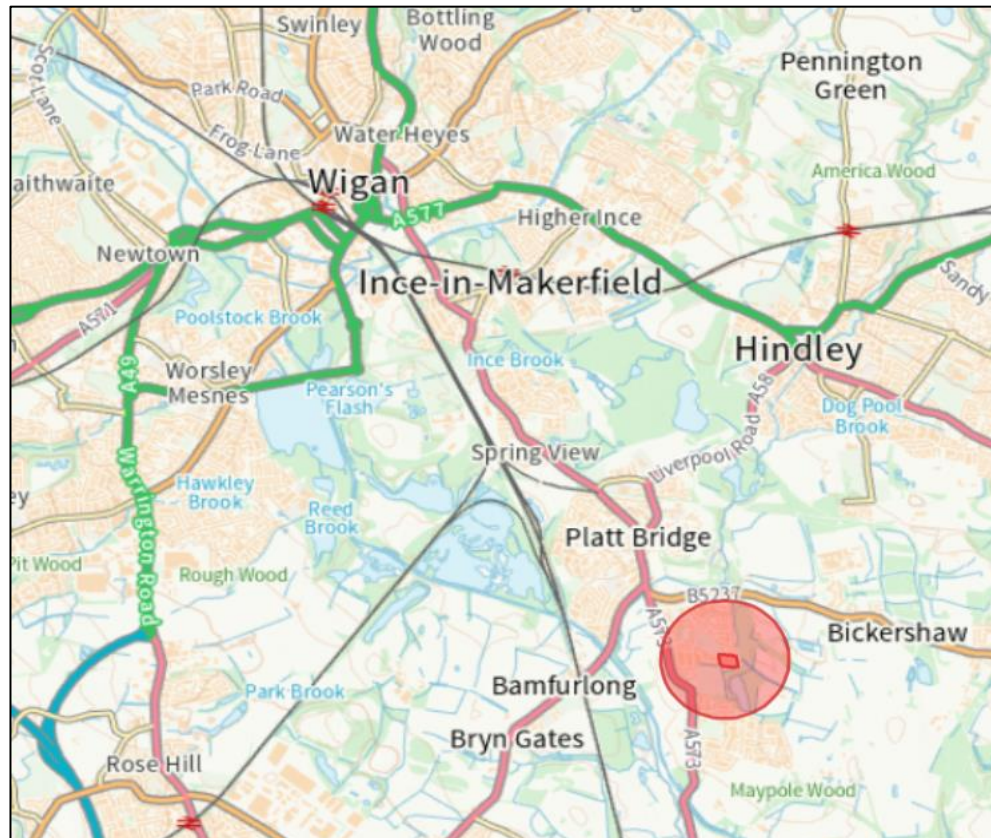
# LAND OFF LEE LANE, ABRAM, WIGAN, WN2 5PQ

- Close proximity to Wigan.
- Grade 3 agricultural land.
- Approx 1.19 ha (2.94 ac).
- Close proximity to residential properties.
- Previously undeveloped land.
- Freehold subject to vacant possession.

## Location

The land is located off Lee Lane via an unadopted road, in the Abram area of Wigan. The land itself is located approximately 4.2 km (2.8 miles) south east of the town of Wigan.

A location plan for contextual purposes is provided below;



For identification purposes only. Not to Scale.



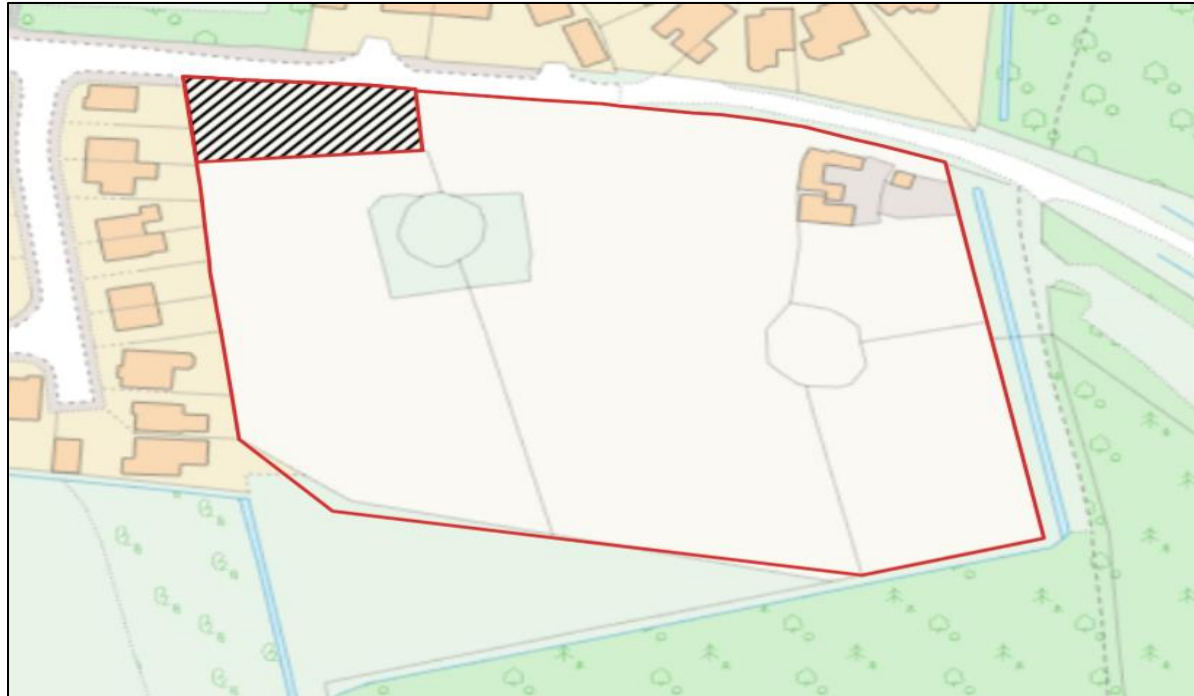


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## Description

The property comprises approximately 1.19 ha (2.94 ac) of land which is currently laid to pasture and used for equestrian purposes, the land is accessed via a private road. The land itself is classified as being Grade 3 (where Grade 1 is the highest quality and Grade 5 is the lowest quality agricultural land).

A site plan is provided below, which indicates the property edged red, there is an area which is occupied by way of a garden licence hatched.



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## Flood Zone

According to the environment agency website the Property is within Flood Zone 1 (low risk).



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## **Easements, Wayleaves, Public & Private Rights of Way;**

There are a number of telegraph poles upon the land which we understand are occupied by way of a wayleave agreement. The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

## **Title & Tenure**

The property is registered freehold (GM751289), vacant possession will be granted upon completion. Part of the property is unregistered with HM Land Registry, the vendor will support the Buyer with their application to register this parcel of the land by providing any relevant information they hold, it will be for the Buyer for proceed with the registration, the same area (hatched on the site plan) is subject to a garden tenancy agreement which the property will be sold subject to. Details of the tenancy are available upon request.

## **Services**

There are no services available to the land. Interested parties are to make their own enquiries

## **Planning**

The property falls within the jurisdiction of Wigan Council, and is currently designated as Green Belt in the Local Plan.

## **Japanese Knotweed**

There is an area of Japanese Knotweed on the frontage of Lee Lane, this is subject to a treatment plan for which the details will be shared with interested parties upon request.

## **Health & Safety**

Care should be taken when viewing the land. Fazakerley Sharpe accepts no responsibility for any loss, damage or injury caused when viewing the land. Please do not; climb gates, fences or any other ancillary equipment. No children to be allowed on site.

## **Overage**

There will be an Overage Clause included within the contract of sale covering a period of 50 years, the Overage Clause being triggered on the grant of Planning Consent with the exception of agricultural and non-commercial equestrian uses. The Vendors will reserve a right to claim 50% of the increase in value as a result of the Planning Consent being approved.

## **Mineral Rights**

The mines and minerals are excluded from the sale.



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## Viewings

Viewings are available during daylight hours only. Please call to arrange an appointment.

## Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

## Method of Sale

The property is offered for sale by Informal Tender.

## Legal Fees

Please note that the vendor's legal fees will be paid in their entirety by the successful purchaser, a quotation has been obtained by the vendor and these fees are estimated at £5,000+VAT. Please ensure to take these into account within your tender.

## Proposals

Offers are sought on an unconditional basis.

## Informal Tender Details

Interested parties should complete and submit the separate Informal Tender form and Assumptions form, **before 12 noon on Friday 23<sup>rd</sup> August 2024.**

Please bear in mind the following when preparing the Tender form for this property:

Fazakerley Sharpe and their client reserve the right not to accept the highest or indeed any offer received. Submission of the Informal Tender form does not constitute any part of the contract. We suggest making your offer an odd number and all offers should be made in pounds sterling (£).

We suggest that any offer that is made subject to any external factors such as planning be clearly outlined in the enclosed form or a continuation sheet if necessary.

Fazakerley Sharpe for themselves and the vendors or lessors of this property whose agents they are given notice that:

1. All descriptions plans, dimensions, references to conditions or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 2. Any electrical or other appliances at 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. 3. No person in the employment of T. Fazakerley & Son trading as Fazakerley Sharpe has any authority to make any representations or warranty whatsoever in relation to this property. 4. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer of Contracts not any part thereof. 5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 6. All correspondence (whether marked or not) and all discussions with T Fazakerley & Son trading as Fazakerley Sharpe and or their employees regarding the property referred to in these particulars are subject to contract

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## INFORMAL TENDER FORM

### LAND OFF LEE LANE, ABRAM, WIGAN, WN2 5PQ

Please delete or complete the sections below as appropriate. Please give as much information as possible. Use a separate sheet if necessary.

Name:	Firm:
Address:	
Contact Telephone No(s)/Email:	

I / We hereby make an offer for the purchase of the subject property by way of an offer as follows:

Offer level: £.....

Conditions if any of this offer:

Please give an indication of exchange and completion time scales and also provide a copy of your proof of funds for the purchase together with your identification (photographic whether passport or driving licence and a proof of address whether utility bill or bank statement)

Offers will be considered subject to receiving the necessary **certified identification and proof of address**.

1. Fazakerley Sharpe and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
2. Submission of a tender document does not constitute any part of a contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling with a copy of proof of funds.

Signed.....

Name:.....

