



LAND OFF BENT LANE, CULCHETH, WARRINGTON, WA3 5ER

- APPROX. 0.75 HA (1.84 AC).
- AVAILABLE AS A WHOLE OR IN TWO LOTS.
- POTENTIAL RESIDENTIAL DEVELOPMENT LAND.
- CLOSE PROXIMITY TO CULCHETH VILLAGE.

**FOR SALE –
BY INFORMAL TENDER**
Tender Deadline – 10/10/2025



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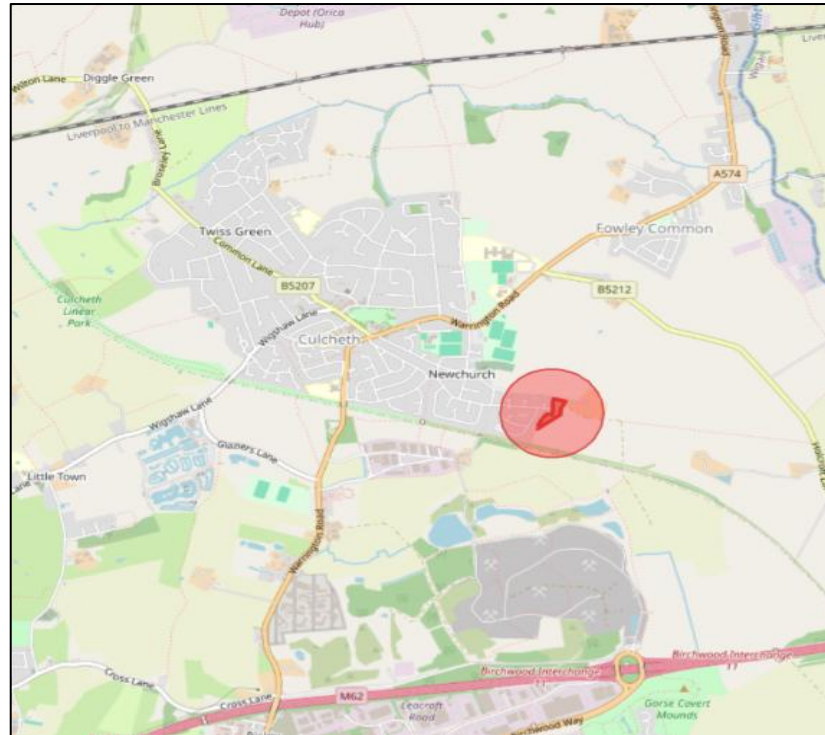
- Close proximity to Culcheth Village.
- Grade 3 agricultural land.
- Approx 0.75 ha (1.84 ac).
- Close proximity to residential properties.
- Within the settlement boundary of Culcheth village.
- Freehold subject to vacant possession.

Location

The land is located off Bent Lane via an unadopted private road, in Culcheth Village, Warrington. The land itself is located approximately 0.96 km (0.6 miles) east of the village.

Culcheth village is a popular Cheshire village with highly regarded schools, village shops, eateries and local parks making an ideal location for a small scale residential development.

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 0.75 ha (1.84 ac) of land which is currently scrub / fallow, the land is accessed via a private road known as Bent Lane. 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, **with the property for sale as a whole or in two lots.**



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As a Whole

The Property comprises approximately 0.75 ha (1.84 ac) of land. We understand that access is available from the adopted highway known as Medway Road. Interested parties are required to make their own enquiries.



We are also instructed to offer the property for sale in two lots as follows



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LOT 1



Lot 1 measures approximately 0.48 ha (1.18 ac), in the scenario that Lot 1 is developed and Lot 2 is retained, provision for access to Lot 2 will be required together with the ability to connect into services.



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LOT 2



Lot 2 measures approximately 0.27 ha (0.66 ac), in the scenario that Lot 1 is retained, provision for access to Lot 1 will be required together with the ability to connect into services.



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Easements, Wayleaves, Public & Private Rights of Way;

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, vacant possession will be granted upon completion.

Services

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

Planning

The land is within the settlement boundary for Culcheth Village. Interested parties are to make their own enquiries via Warrington Borough Council.

Japanese Knotweed & Invasive Weeds

None as far as we are aware.

Health & Safety

Care should be taken when viewing the land. T Fazakerley & Son, t/a 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.

Flood Risk

The land is within Flood Risk Zone 1 (low risk).

Viewings

Viewings are available at daylight hours only, strictly by appointment only.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail 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.



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Access

We are aware of access being available from Medway Road, interested parties are to satisfy themselves that satisfactory access is available to develop the respective plots.

Legal Fee Contribution

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 a conditional and unconditional basis.

Informal Tender Details

Interested parties should complete and submit the separate Informal Tender form and Assumptions form, **before 12 noon on Friday 10th October 2025.**

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.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser 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 any other appliances at the property have not been tested not have the drains, heating plumbing, 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 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 the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or 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 the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.

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INFORMAL TENDER FORM

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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: £..... (WHOLE)

Offer level: £.....(LOT 1)

Offer level: £..... (LOT 2)

Conditions if any of this offer:

- If conditional on planning permission please provide details of any intended deposit (refundable or otherwise) together with timescales for submission of planning application and a long stop date.

Please give an indication of exchange and completion time scales:

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:.....

Dated:.....

