



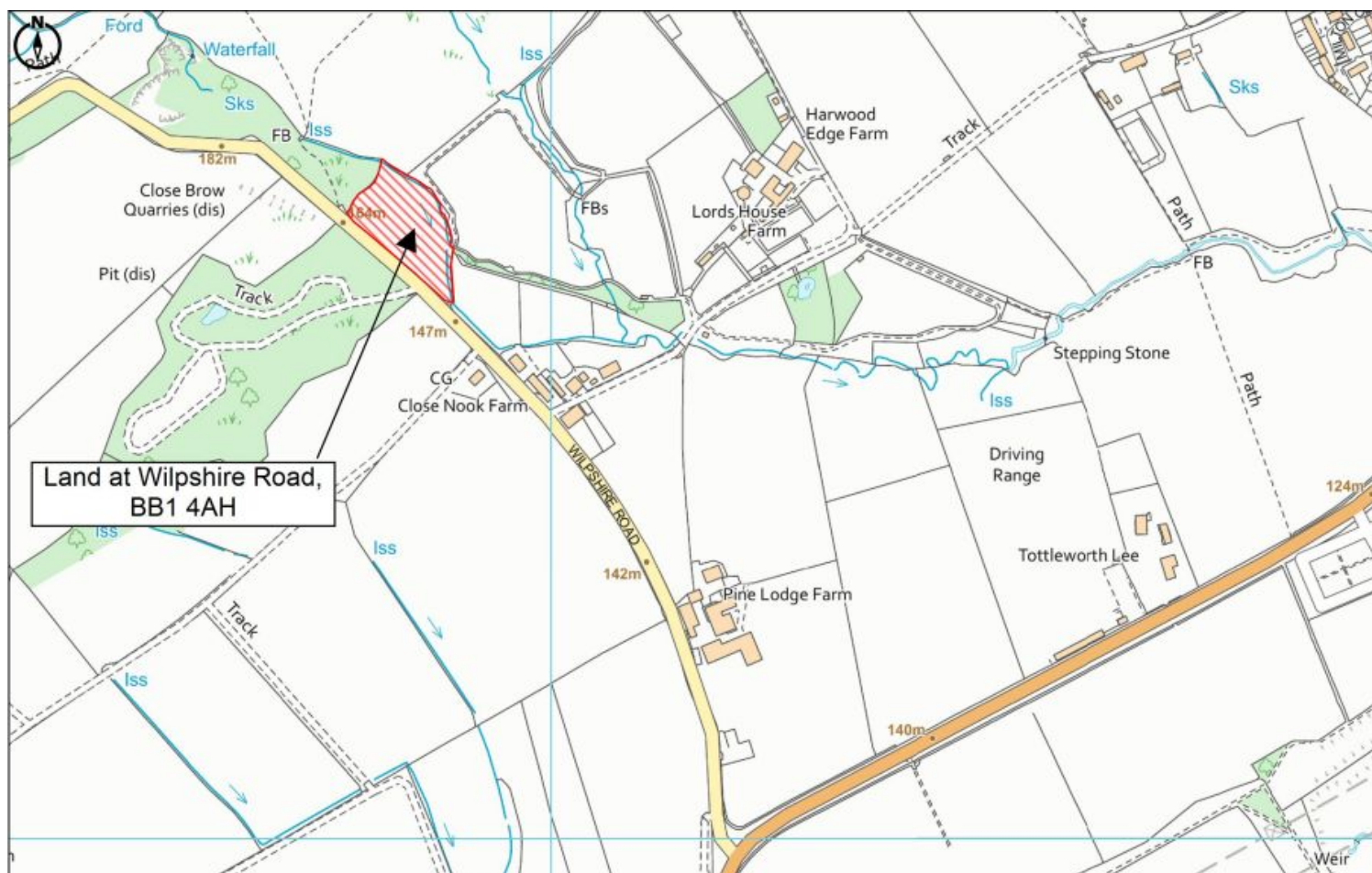
Land at Wilpshire Road, Rishton, Blackburn, BB1 4AH

For Sale by Informal Tender
Tender Date: Friday 26th July
2024 - 12 noon

OFFERS OVER £40,000

- Parcel of grassland totalling 1.62 acres (0.65 hectares), edged and hatched red on the plan below.
 - 2 timber stables
 - Direct road access onto Wilpshire Road.
 - Available as a whole
 - Grid reference - X - 371877 , Y - 431521
 - What three words - depend.gazed.remain
- Interest to amenity, equestrian and agricultural buyers

SOLD WITH NO CLAWBACK



01204 565660 07754955449 (Rob Mackenzie's mobile)
Hamill House, 112-116 Chorley New Road, Bolton, BL1 4DH
rob@macmarshalls.co.uk

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DESCRIPTION

All the grassland is outlined edged red on the plan to the front of these sale particulars (for identification purposes only, not to scale). The land has direct access onto Wilpshire Road and two timber stables are located within a small compact yard.

The land is registered under land registry title number LA555455

LOCATION

The land is accessed directly off Wilpshire Road via a galvanised gate.

The land is located to the North of Rishton and to the West of Great Harwood. It is easily accessed off the M65 at junction 6 for Rishton within 2 miles.

LAND DESCRIPTION

The land is to be sold as one parcel, and extends to some 1.62 acres. The land is designated as Grade 3 on MAFF Land Classification Map of England & Wales. The soils are recorded as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey. The parcel is fenced and bordered by hedges. The borders are open with surrounding ditches.

TENURE

All the land is freehold and offered with vacant possession on completion.

SERVICES

There are no services on the land, however there is a natural water supply with a stream running through the land. MacMarshalls Ltd have not tested any services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

PLANNING

The land is designated as Green Belt and an Area of special landscape, within the Hyndburn Core Strategy, Adopted January 2012.

LOCAL AUTHORITY

The local authority is Hyndburn, Scaitcliffe House, Ormerod St, Accrington BB5 0PF

BASIC PAYMENT SCHEME

No Basic Payment Scheme entitlements are included in the sale.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is sold with the benefit of, and subject to, all existing rights of way, easements and wayleaves.

SOLICITORS

Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne and Wear, NE8 1EB

FAO John Cook 0191 4821152

john.cook@butterworths-solicitors.co.uk

METHOD OF SALE & GUIDE PRICE

Offers are invited for the whole and the land is offered for sale at offers over £40,000. The land is offered for sale by tender, tender date 26th July 2024.

Interested parties should complete the tender form and return it to MacMarshall's office on or before 12 noon on 26th July 2024. Please place the tender form in a marked envelope indicating the address for the land and tender date. Any offers received in the marked envelopes will remain unopened until after the tender time. No emailed or faxed tenders can be accepted.

Proof of funds

Proof of funds should also with any tender documents.

Client Due Diligence

Any tender must be accompanied with certificated copies of two forms of formal identification.

VIEWINGS

Please contact the agents to arrange a viewing. Site security restricts access to unaccompanied viewers.

HEALTH & SAFETY

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures (including all up to date government guidance in respect of Covid-19). Please take care in respect of any uneven ground. The vendors for themselves, and MacMarshalls Ltd as their agents, accept no liability for any health and safety issues arising out of viewing the property.

AGENTS

Please contact Rob Mackenzie at Macmarshalls Bolton Office.

The information provided is for reference purposes only. The purchasers shall have deemed to have satisfied themselves to the description of the land and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. No warranty for the accuracy or any information can be given.

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MacMarshalls Ltd for themselves and the vendors whose agent they are give notice that:

- All plans on these particulars are not to scale, they are for identification purposes only. The approved drawings have been obtained from the client or on the Council's online portal. The location plan on the rear of these particulars has been produced using Promap Mapping Software under licence no. 100022432.
- All correspondence (whether marked or not) and all discussions with MacMarshalls Ltd and or their employees regarding the property referred to in these particulars are subject to contract.
- All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions 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.
- Any electrical or other appliances at the property have not been tested nor have the drains, or electrical installations. All intending purchasers are recommended to carry out their own investigations before going to contract.
- No person in the employment of MacMarshalls Ltd. has any authority to make any representations or warranty whatsoever in relation to this property.
- These particulars are produced in good faith and set out in general outline only for the guidance of intended purchasers in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.

Relevant legislation - misrepresentations act 1967, consumer protection from unfair trading regulations 2008 and business protection from misleading advertising regulations 2008.

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