



Land at Mayors Farm (6.102 hectares / 15.09 acres)

Grange Lane, Bottom of Hutton, Preston, PR4 5JE

INGHAM & YORKE

Chartered Surveyors & Land Agents

For Sale by Informal Tender

Deadline: 12pm Monday 16th September 2024

Available as a whole or in 6 lots

General description

Land at Mayors Farm extends to 6.102 hectares (15.09 acres) and is available for sale with vacant possession as a whole or in 6 lots, as shown on the plan attached to these particulars. The parcels comprise Grade 3 agricultural land useful for both mowing and grazing, but also suitable for a variety of other amenity uses, making them extremely desirable.

Situated in the hamlet of Bottom of Hutton, the parcels are easily accessible from the nearby villages of Hutton and Longton, with Preston and the motorway network a short 20 minute drive away. Each parcel benefits from good access with 5 lots having direct frontage to Grange Lane.

Available on the market for the first time since the 1870s, this is a rare opportunity to acquire productive land in this highly sought after location.

	Hectares	Acres	Guide Price
LOT 1	0.764	1.89	£35,000
LOT 2	2.753	6.80	£85,000
LOT 3	1.006	2.49	£45,000
LOT 4	0.339	0.84	£25,000
LOT 5	1.111	2.75	£55,000
LOT 6	0.129	0.32	£15,000
WHOLE	6.102	15.09	£260,000





LOT 1 (edged 'dark blue')

Guide Price £35,000

- A single parcel of meadow land extending to 0.764 hectares (1.89 acres) or thereabouts.
- Suitable for both mowing and grazing, as well as other agricultural and amenity uses.
- Access direct from Grange Lane.
- What3Words location: ///reserved.unhelpful.revision



LOT 2 (edged 'yellow')

Guide Price £85,000

- Two contiguous parcels of meadow land extending to 2.753 hectares (6.8 acres) or thereabouts.
- Suitable for both mowing and grazing, as well as other agricultural and amenity uses.
- Access is taken via the shared track shown dashed brown on the attached plan, leading from Grange Lane.
- What3Words location: ///laying.tips.overhear



LOT 3 (edged 'green')

Guide Price £45,000

- Two contiguous parcels of meadow land extending to 1.006 hectares (2.49 acres) or thereabouts.
- Suitable for both mowing and grazing, as well as other agricultural and amenity uses.
- Access direct from Grange Lane, the parcels are spilt by a natural water course, connected by a suitable crossing.
- What3Words location: [///decay.minute.hope](#)



LOT 4 (edged 'pink')

Guide Price £25,000

- A single parcel of meadow land extending to 0.339 hectares (0.84 acres) or thereabouts.
- Suitable for both mowing and grazing, as well as other agricultural and amenity uses.
- Access direct from Grange Lane.
- Situated adjacent to Lot 3.
- What3Words location: [///making.cone maker](#)



LOT 5 (edged 'light blue')

Guide Price £55,000

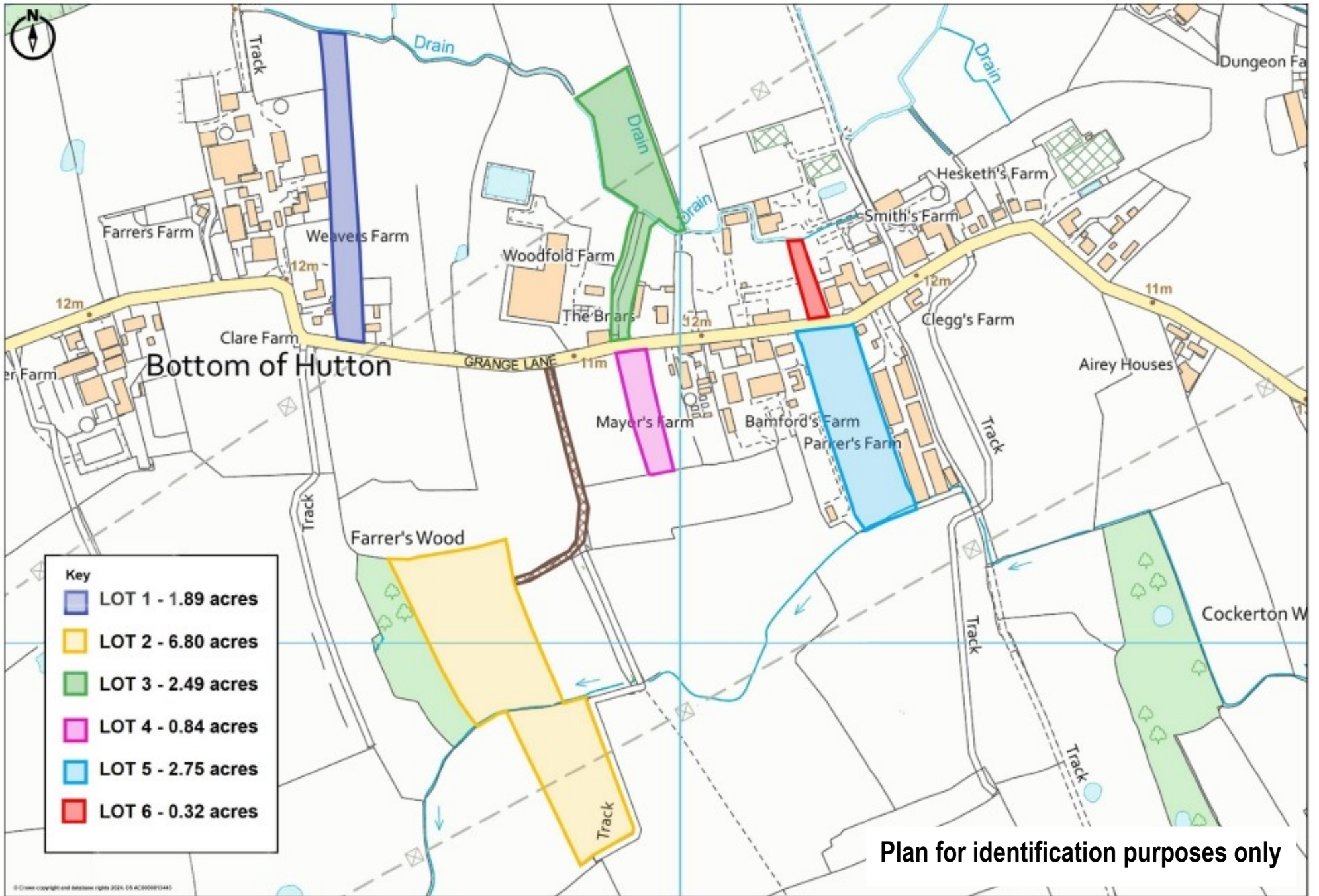
- A single parcel of meadow land extending to 1.111 hectares (2.75 acres) or thereabouts.
- Suitable for both mowing and grazing, as well as other agricultural and amenity uses.
- Access direct from Grange Lane.
- What3Words location: [///trail.hint.those](https://www.what3words.com/#!/en-gb/trail.hint.those)



LOT 6 (edged 'red')

Guide Price £15,000

- A single parcel of grassland with some trees/shrubs extending to 0.129 hectares (0.32 acres) or thereabouts.
- Access direct from Grange Lane.
- Situated adjacent to Lot 5
- What3Words location: [///return.cloak.piles](https://www.what3words.com/#!/en-gb/return.cloak.piles)



Background Information

Access, Easements and Wayleaves: The land is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

Agricultural Subsidies, Grants and Stewardship: It is understood that the land is not subject to any subsidies, grants or stewardship schemes.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of boundaries and fencing obligations.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land. Do not climb gates or fences. Do not enter any field with livestock present. Do not enter neighbouring fields.

Local Authority: South Ribble Borough Council, Leyland PR25 1DH Tel.: 01772 625625

Method of Sale: The property is for sale by Informal Tender and the vendor reserves the right to alter the order of sale, amalgamate or divide the lots or withdraw the whole or any part of the property in these particulars at any point in time. They also reserve the right not to accept the highest or any tender received. Prospective purchasers should make their own decision as to the amount of their bid, either for individual lots, or for the whole. The Guide Price figures are for guidance only. Interested purchasers should complete the tender form attached to these particulars and return to Ingham & Yorke, Brookside Barn, Downham, Clitheroe, BB7 4BP in a plain envelope clearly marked 'Mayors Farm' by **12PM on Monday 16th September 2024**

Money laundering regulations and compliance: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their tender.

Overage: Land at Mayors Farm if offered for sale in lots or as a whole subject to an Overage requiring that the land should be used for agriculture, forestry and equestrian uses only. The overage will provide that in the event of any other development (as defined by the Town & Country Planning Act 1990) on the land, the purchasers (or their successors in title) shall be liable to pay the vendors (or their successors in title) a sum equivalent to 25% of any increase in value occurring as a result of any change of use. The overage will remain in place for a period of 25-years from the date of completion.

Plans, areas and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Services: Please note that no services have been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves as to the presence and working condition.

Title & Tenure: The property is for sale freehold with vacant possession upon completion.

Viewings: These are authorised on foot during daylight hours with a copy of these particulars to hand. Access by vehicles is strictly prohibited and the health and safety procedures outlined above should be adhered to at all times.

Subject to Contract

Photos taken June and July 2024

Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that:

All descriptions, plans, dimensions, references to condition, 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 purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.

rightmove 



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INGHAM & YORKE

Chartered Surveyors & Land Agents

FORM OF INFORMAL TENDER

Tender Deadline: 12pm Monday 16th September 2024

Land at Mayors Farm (6.102 hectares / 15.09 acres)

Grange Lane, Bottom of Hutton, Preston, PR4 5JE

To: Ingham & Yorke LLP, Brookside Barn, Downham, Clitheroe, Lancashire, BB7 4BP

I/we:	
Of (full postal address):	
Post Code:	Contact Telephone:
Email address:	

hereby submit the following tender to purchase (Subject to Contract) all or part thereof of the Land at Mayors Farm, Grange Lane, Bottom of Hutton, Preston PR4 5JE, as described in the particulars prepared by Ingham & Yorke LLP:

- As a whole** £ (.....pounds)
- Lot 1** £ (.....pounds)
- Lot 2** £ (.....pounds)
- Lot 3** £ (.....pounds)
- Lot 4** £ (.....pounds)
- Lot 5** £ (.....pounds)
- Lot 6** £ (.....pounds)

I/We confirm the following offer is (delete as appropriate):

- A cash offer
- Subject to sale of an existing property
- Subject to mortgage funding (with any conditions detailed below)

.....

I/We understand/confirm that in submitting this offer:

1. I/we are deemed to have inspected the property and read and understood the particulars of sale
2. That if this offer is accepted to exchange unconditional contracts within six weeks and complete the purchase as soon as possible after exchange of contracts
3. The Vendor is not required to accept the highest offer or any offer, or any combination of offer relating to this tender.
4. That I/We have enclosed proof of identity and proof that the necessary funds are available to complete the purchase if this offer is accepted.

The solicitor acting on my/our behalf is:

Name:	Firm:
Address:	
Post Code:	Contact Telephone:
Email address:	

I give permission for Ingham & Yorke LLP to contact my said solicitor after receipt of this offer.

Signed:

Dated:

All tenders must be returned to Ingham & Yorke, Brookside Barn, Downham, Clitheroe, BB7 4BP in a **plain envelope clearly marked 'Mayors Farm'** by 12pm on Monday 16th of September 2024.

PROOF OF IDENTIY MUST BE ENCLOSED WITH THIS OFFER

MONEY LAUNDERING REGULATIONS

**ALL PROSPECTIVE PURCHASERS MUST ENCLOSE TWO FORMS
OF IDENTIFICATION AND PROOF OF ADDRESS WHEN SUBMITTING A TENDER.**

PLEASE CONTACT US IF YOU ARE UNSURE OF WHAT TO PROVIDE

Conditions of tender

1. Ingham & Yorke LLP and their clients reserve the right to not accept the highest offer or indeed any offer in relation to this Tender.
2. Submission of a tender document does not constitute any part of a contract.