

# Land at Standridge Farm, Tosside Road, Slaidburn, BB7 4TR

**Approximately 102 acres (41 hectares) grassland  
FOR SALE BY PRIVATE TREATY**



## **Lot One**

**Guide Price £440,000**



**44.96 acres (17.8 hectares) of good grass land part of which enjoys the benefit of planning consent for the erection of a specialised agricultural building for free range egg production from 32,000 birds.**

## **Lot Two**

**Guide Price £425,000**



**57 acres (23 hectares) of excellent meadow and pasture, with separate access onto private drive.**

Lying as one block adjacent to each other in a fabulous location in an Area of Outstanding Natural Beauty, a mile or so to the east of Slaidburn, this is a great opportunity to buy a commercial parcel of productive land. Approximately 102 acres (41.27 hectares) of good grassland in a fabulous location part of which enjoys the benefit of planning consent for the erection of a specialised agricultural building for free range egg production.

The land is registered with the Rural Land Registry and the appropriate Entitlements are included in the sale.

The land has good roadside access onto the B6478 (Slaidburn to Tosside Road), is well fenced and has the benefit of a reliable natural water supply.

There are no Public Footpaths over the land which lies in an Area of Outstanding Natural Beauty in the heart of the Ribble Valley.

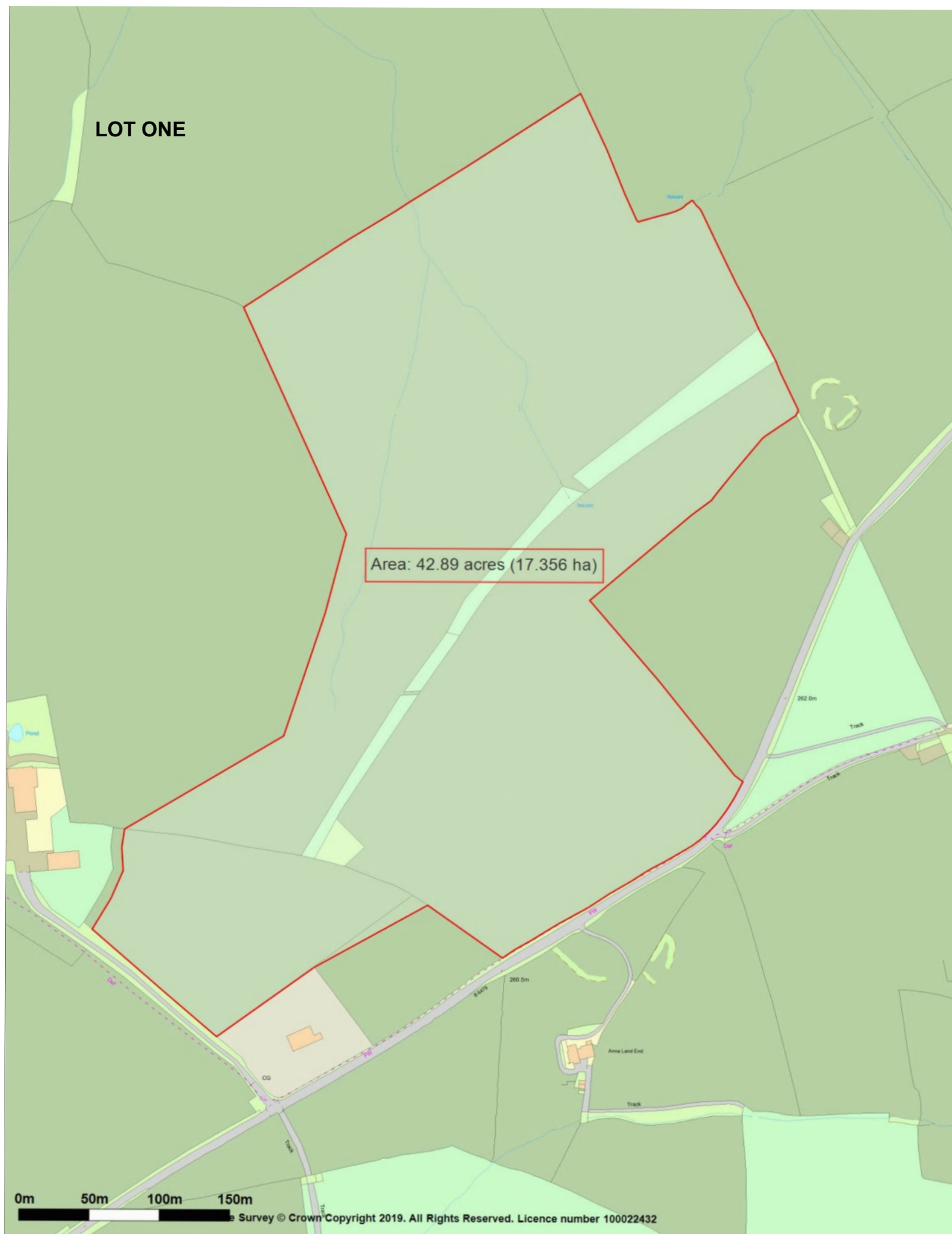
### **Planning**

A copy of the Planning Consent (Application number 3/2018/0688) is attached.

Basically the consent provides for two new buildings designed for free range egg production with capacity for 32,000 birds with a new track to be created to the highway. Each building measures 67m x 16m plus control room and feed hoppers giving a total floor space of 2314m<sup>2</sup>

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**property & land**  
tel. 01254 828810

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# **General Remarks and Stipulations Situation**

## **Local and Service Authorities**

Ribble Valley Borough Council, Church Walk, Clitheroe, BB7 2RA

Tel: 01200 425111

Lancashire County Council, PO Box 78, County Hall, Fishergate, Preston PR1 8XJ

Tel: 0800 0530000

United Utilities (water supply) Tel: 0845 7462200

United Utilities (electricity supply) Tel: 08001951452

## **Viewings**

Strictly by appointment tel. 01254 828810

## **Particulars of Sale**

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of any offer of contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Athertons Ltd nor any person in their employment has any authority to make or give to the Land and Property.

## **Sale Particulars and Plans**

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or mis-statements shall not annul the sale nor entitle either part to compensation or in any circumstances give ground for any action at Law.

## **Walls Hedges and Fences**

The Purchaser of the property will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs.. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchase with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

## **Tenure and Possession**

The land is Freehold and Vacant Possession will be given on completion

## **Town Planning and Local Land Charges**

So far as the Vendor is aware the present use of the land is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning.

Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

## **Rights and Easements**

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

## **Overhead Electricity and Telephone Lines and Underground Cables**

The Purchaser of the each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate of their interest.

## **Disputes**

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the purchaser as to the interpretation of the Particulars of any matter whatsoever arising therefrom or thereout that matter in dispute should be referred to the arbitration of John Atherton of Athertons Ltd whose decision shall be final and binding on the parties in dispute.

## **Order of Sale**

The Vendor reserves the right to sell the land as a whole or any Lot or part of it before the Auction, to alter the order of sale, to amalgamate or divide the Lots or withdraw the whole or any Lot or Lots, without declaring the reserve price. It is, however, anticipated that the land will be offered in individual lots as catalogued.

## **Conditions of Sale**

The Conditions of Sale WILL NOT be read out at the Auction Sale but a copy thereof will be available for inspection at the offices of the Vendor's solicitors during normal working hours for fourteen days prior to the date of the Auction Sale.

## **Stewardship**

The land is not in stewardship

## **Sporting Rights**

The sporting rights are not owned.

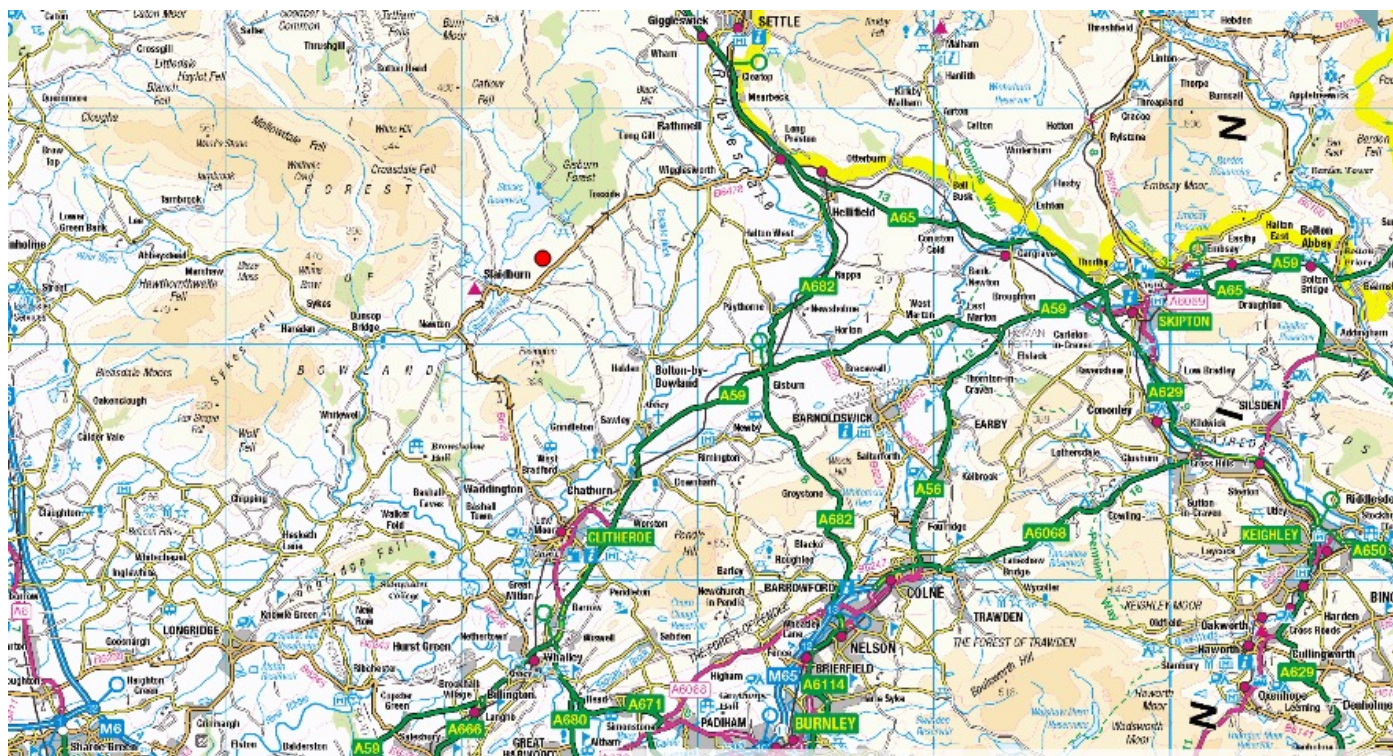
## **Water Supply**

A reliable natural water supply





## Location Plan



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