



For Sale by Private Treaty

Land to the west of Sennicar Lane, Haigh, Wigan WN1 2SN



P Wilson & Company
Chartered Surveyors

An opportunity to acquire a block of Grade 3 grassland extending to circa 16.65 hectares (41.15 acres) situated to the north of Wigan and to the east of Lower Standish (available as a whole or in two separate lots). The land will be of interest to agricultural, equestrian and lifestyle purchasers.

Location

The land is located off Sennicar Lane but also benefits from access off Pendlebury Lane. Wigan is located circa 10 miles to the south, Standish is located circa 3 miles to the west and Junction 6 of the M61 is located circa 4 miles to the east.

Description

The land forms a ring fence block of farmland which is bounded by Sennicar Lane to the south and Pendlebury Lane to the north. The Leeds-Liverpool Canal is adjoining to the east and the vendor's retained farmland to the west. The land is available in two lots or as a whole. Lot 1 totals 9.64 hectares (23.83 acres) as shown edged red on the rear of these particulars and Lot 2 totals circa 7.01 hectares (17.32 acres) as shown edged blue on the rear of these particulars.

Access

The main access is from the south west off Wingates Road, past Wigan Rugby Club, turning right up Sennicar Lane which forms a hardcore lane. Access from both lots is available onto Sennicar Lane and Pendlebury Lane.

Services

The property does not benefit from a water supply; however, water and electricity supplies are available from both Sennicar Lane and Pendlebury Lane.

Tenure

The land is offered freehold with vacant possession available upon completion.

Wayleaves & Easements

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

Local Planning Authority

Wigan Borough Council, Town Hall, Library Street, Wigan WN1 1YN.

Rights of Way

No public footpaths or rights of way cross the farmland. However, Wigan Borough Council Public Rights of Way 11 and 12 run along Sennicar Lane and Pendlebury Lane respectively.

Parts of Sennicar Lane and Pendlebury Lane form part of the property being sold and are subject to easements in favour of a number of neighbouring properties.

Planning

The subject property is located within the Green Belt. Prospective purchasers should contact the Local Planning Authority to satisfy any concerns or limitations of future development or uses.

Method of Sale

The land is offered to the market by private treaty.

Guide Price

Lot 1: offers in the region of £295,000.

Lot 2: offers in the region of £215,000.

Viewing and Health & Safety

The land may be viewed on foot during daylight hours only with a copy of these sales particulars in hand. Please note that any prospective viewers must notify P Wilson & Company in advance of inspecting the property.

No vehicles, dogs or other animals should be taken onto the land. Prospective purchasers are reminded that they view the property at their own risk and that neither the vendor nor P Wilson & Company offer any warranty in respect of the land and prospective purchasers should take all reasonable precautions when viewing. Interested parties should call Christopher Cowey on 01772 882277 or email: chris.cowey@pwcsurveyors.co.uk.

AMC Agents

P Wilson & Company LLP act as agents to the AMC. For a free no obligation consultation on the range of AMC flexible and standard finance products currently available, please contact Andrew Coney on 01772 882277.



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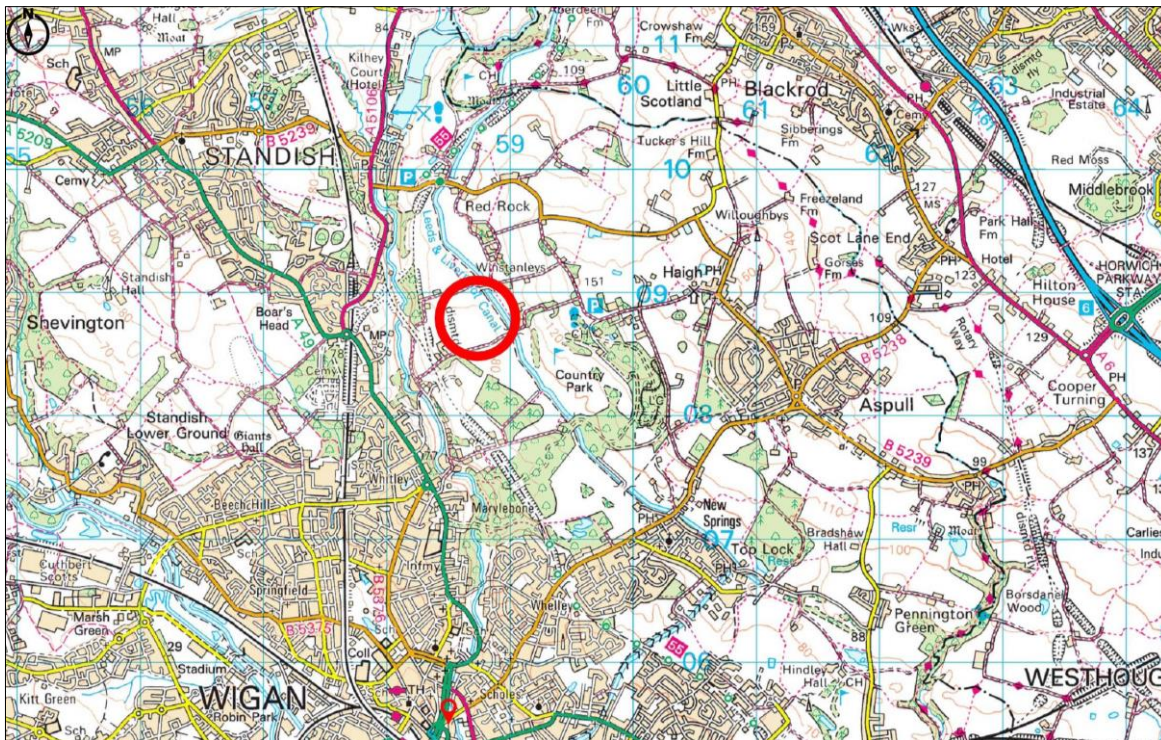
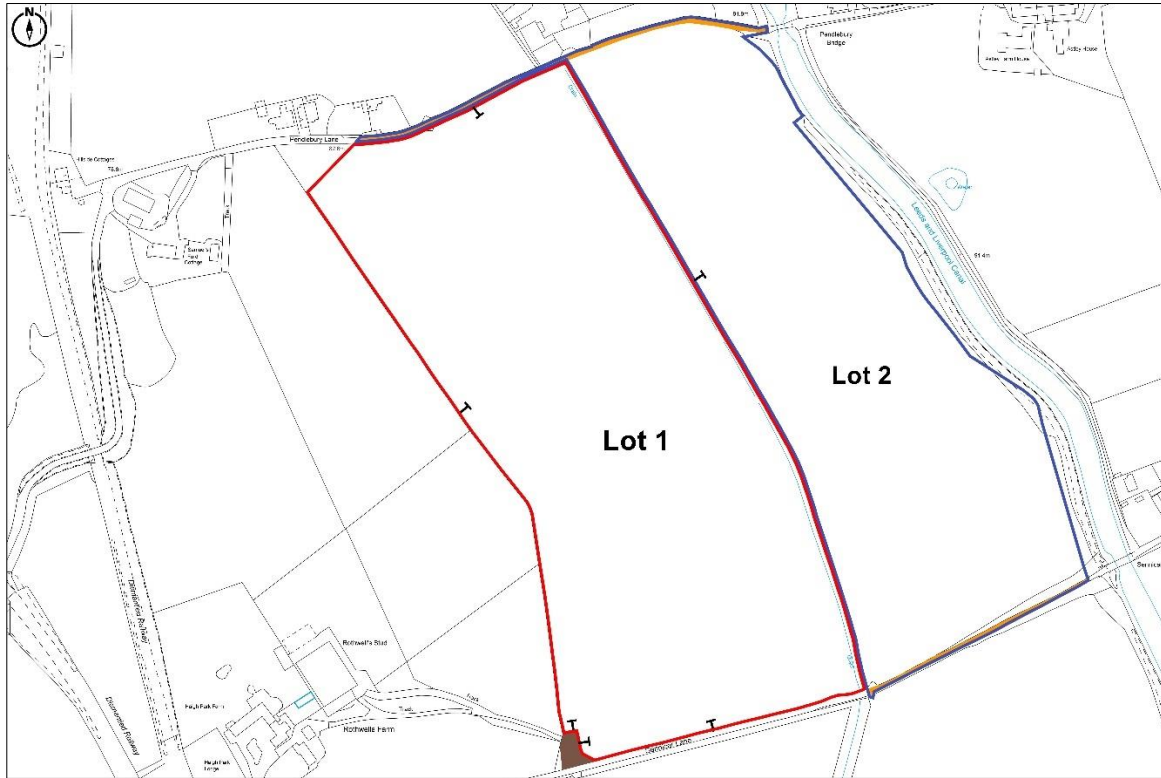
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[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

Plans

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