



For Sale by  
Informal Tender  
Tender Date: 12 noon  
2<sup>nd</sup> May 2024



P Wilson & Company  
Chartered Surveyors

## Land off Preston New Road, Freckleton PR4 1TU

**A single parcel of agricultural land extending to 6.79 acres (2.74 hectares) or thereabouts with access from Preston New Road A584 within easy reach of Preston or Freckleton.**

### Location

The land is positioned at the end of its own access track with direct access onto the A584 Preston New Road some 1.5 miles to the east of Freckleton and 3 miles from Preston town centre.

### Description

A single parcel of grassland extending to 6.79 acres (2.74 hectares) containing a pond 0.68 acres (0.27 hectares), buildings and hardstanding 0.50 acres (0.20 hectares) along with a stoned up access track 0.59 acres (0.23 hectares) or thereabouts. The boundaries of the land parcel to be sold are edged red on the plan attached to these sales particulars. The land is bounded by watercourses and in part fenced.

The agricultural land is designated as Grade 3 good to medium on the Agricultural Land Classification Map for England & Wales.

The land averages 6 metres above sea level and is designated as Flood Zone 1.

The field is currently utilized as permanent pasture for grazing. There are a single of single storey, part brick and timber buildings on the site in need of modernisation and improvement, subject to planning.

### Tenure

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

### Services

We believe there are no services connected to the land being sold.

### Planning

The land is designated as Green Belt on the Fylde Borough Council Local Plan.

Retrospective planning permission was granted in 2013 for the stables and tack room building (planning reference: 2013/0277 – Fylde Borough Council.

### Rights of Way, Easements & Wayleaves

The land is sold with the benefit of, and subject to, all existing rights of way and easements. There are no designated public rights of way crossing the land.

The land is crossed by high pressure oil and ethylene pipelines, the easement for which is clearly defined by the marker posts present on the property.

### Method of Sale

The property is to be sold by informal tender. Prospective purchasers should complete the attached tender form and return it to P Wilson & Company in an envelope clearly marked "Freckleton Tender" no later than 12 noon on Thursday 2<sup>nd</sup> May 2024. The vendor reserves the right to change the method of sale at any time, at their own discretion, and accept any offer prior to the tender date if they deem it appropriate. They also reserve the right not to accept the highest, or indeed any tender, received.

### Viewings and Health & Safety

The land may be viewed on foot during daylight hours with a copy of these particulars in hand.

No vehicles 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.

### Guide Price

The property is for sale by informal tender, and prospective purchasers must make their own decision as to the amount of their bid. However, for the purposes of guidance only, a guide price of offers in excess of £60,000 are invited.

### Enquiries

All enquiries should be directed to Nicola Vose or Matthew Hughes at P Wilson & Company.

### Plans

All plans are for identification purposes only. All areas have been calculated using Promap Digital Mapping Software.



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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.
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**Plans**

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.

