



**For Sale by Informal
Tender Date: 12 noon
12/09/24**

**Land off Ferny Knoll
Road, Rainford,
WA11 7TG**



P Wilson & Company
Chartered Surveyors

A single parcel of agricultural land extending to 13.58 acres (5.49ha) or thereabouts with access off Ferny Knoll Road within easy reach of Rainford Junction and Pimbo, Skelmersdale.

Location

The land is positioned with direct road frontage onto Ferny Knoll Road, 0.5 miles from Rainford Station and 2 miles from Junction 4 of the M58 motorway.

Description

A single parcel of arable land extending to 13.58 acres (5.49ha) between Ferny Knoll Road and Holly Fold Lane.

The boundaries of the land parcel to be sold are edged red on the plan attached to these sales particulars. The land is unfenced with clearly defined boundaries.

The agricultural land is designated as Grade 1 on the Agricultural Land Classification Map for England & Wales.

The land averages 65m above sea level and is designated as Flood Zone 1 being deemed 'low risk of flooding'.

The field is currently sown with winter wheat having been in an arable rotation for many years.

Tenure

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

Services

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

Planning

The land is designated as Green Belt in the West Lancashire Borough Council Local Plan.

Rights of Way, Easements & Wayleaves

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

There are currently no designated rights of way crossing the land.

The land is inside the Coal Authority's database, but there are no workings, risk areas or coal outcrops over the land.

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 "Ferny Knoll Road Tender" no later than 12 noon on Thursday 12th September 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 £165,000 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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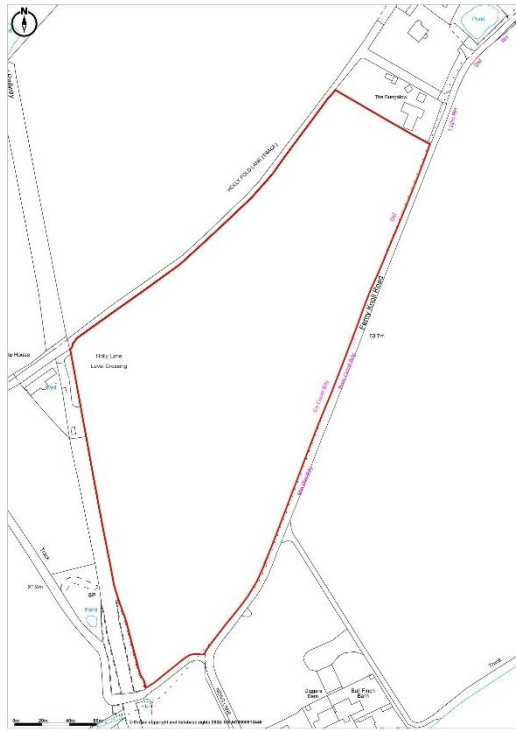
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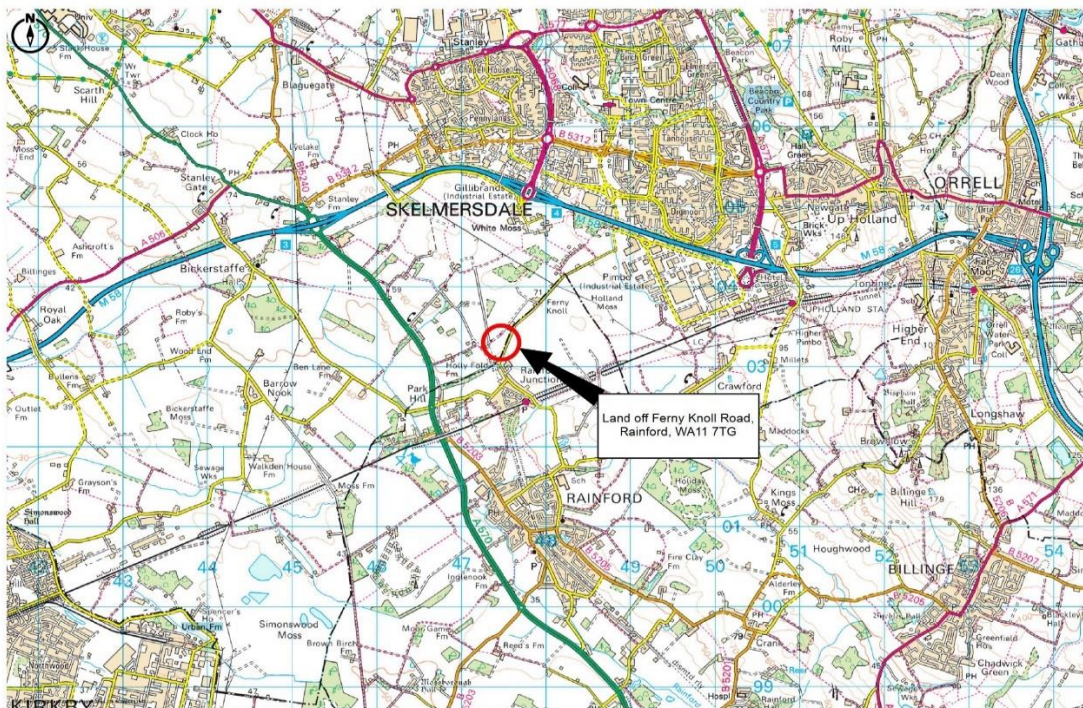


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Plans

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