



**For Sale by
Private Treaty**

**Land off School Lane,
Mawdesley
Chorley
Lancashire**



P Wilson & Company
Chartered Surveyors

A parcel of productive land extending to 3.82 hectares (9.44 acres) or thereabouts situated to the south of the village of Mawdesley, near Chorley, Lancashire.

Location

The land is conveniently located off School Lane and lies approximately 0.5 miles to the south of Mawdesley and is highlighted edged red on the location map on the reverse of these sale details.

What3Words

Goat.bombshell.onion

Description

The land is in a single parcel of land accessed from and with frontage to School Lane. Classified as Grade 3 and Soilscape 8, the soil texture is therefore loamy and clayey.

The farmable area of the land is approximately 3.68 hectares (9.10 acres). To the south on the boundary of the land is a small area of mature woodland extending to approximately 0.14 hectares (0.34 acres).

Rural Payments Agency (RPA)

The land is on the Rural Land Register and is registered with the Rural Payments Agency but not subject to any current Countryside or Environmental Stewardship Agreement.

Tenure

The land is Freehold and is held under Registered Title Number LAN292818. Vacant possession will be given on completion.

Rights of Way, Easements and Wayleaves

There are no public rights of way, shown on the definitive map within the land. The land is sold subject to and with the benefit of all existing easements and wayleaves.

Services

The land does not have any mains services connected.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the freehold title of the land.

Local Planning Authority

Chorley Borough Council

Development Clawback

The land offered for sale is subject to a development clawback condition, restricting the use of the land for agricultural and equestrian purposes only. The clawback will provide that if planning permission is obtained for non-agricultural/equestrian/BNG use or development of the whole or any part of the land, the vendor is entitled to receive 50% of any increase in value occurring as a result of that planning permission. The clawback will remain in place for a 20-year period from the completion of the sale.

Guide Price

Offers in the region of £225,000.

Method of Sale

The method of sale is private treaty and offers are invited to purchase the property.

AMC Agents

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

Contact

For further information please contact Robert Harrison on 01772 882277 or rob.harrison@pwcsurveyors.co.uk



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Viewings

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



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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

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