



For Sale by Informal Tender
Tender Date: 12 noon 31/10/25

**Land at Smithy Lane,
Brindle, Chorley PR6 8NN**



P Wilson & Company
Chartered Surveyors

A single parcel of productive grassland extending to 1.06 hectares (2.61 acres) or thereabouts, located to the south of Smithy Lane in the favoured village of Brindle. It is anticipated that this land will be of significant potential interest to agricultural, equestrian, amenity and investment purchasers.

Location

The land is located off Smithy Lane, immediately to the north west of the village of Brindle. The location of the land is shown on the plan at the rear of these particulars.

Description

A single parcel of productive grassland extending to some 1.06 hectares (2.61 acres) or thereabouts. The boundaries of the land to be sold are shown edged red on the plan at the rear of these particulars. The land is gently undulating, and situated between approximately 115 and 120 metres above sea level. The land is bounded by a mixture of mature hedgerow and stock fencing, and is designated as Grade 3 on the MAFF Agricultural Land Classification Map of England & Wales.

Tenure

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

Services

The land does not have any mains services connected.

Planning

The Chorley Local Plan (2012-2026) designates the land as Green Belt.

Rights of Way, Easements & Wayleaves

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

Sporting & Mineral Rights

The sporting and mineral rights are included within the sale as far as they are owned.

Overage

The property is to be sold subject to an overage requiring that the land should be used for agricultural and equestrian purposes only. The overage is to provide that in the event of any development taking place, other than for agricultural or equestrian purposes, the purchasers shall be liable to pay the vendors a sum equivalent to 50% of any increase in value of this land occurring as a result of such development.

The purchaser will be required to enter into appropriate covenants to ensure the successful establishment and thereafter maintenance of the overage. The overage will remain in place for a period of 25 years from the date of completion.

Method of Sale

The property is offered for sale by Informal Tender. Prospective purchasers should complete the attached tender form and return it to P Wilson & Company in an envelope clearly marked "Brindle Tender" no later than 12 noon on Friday 31st October 2025. 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.

Viewing 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 property, 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, offers are anticipated in excess of £50,000.

Enquiries

All enquiries should be directed to Edward Gammell 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.

AMC Agents

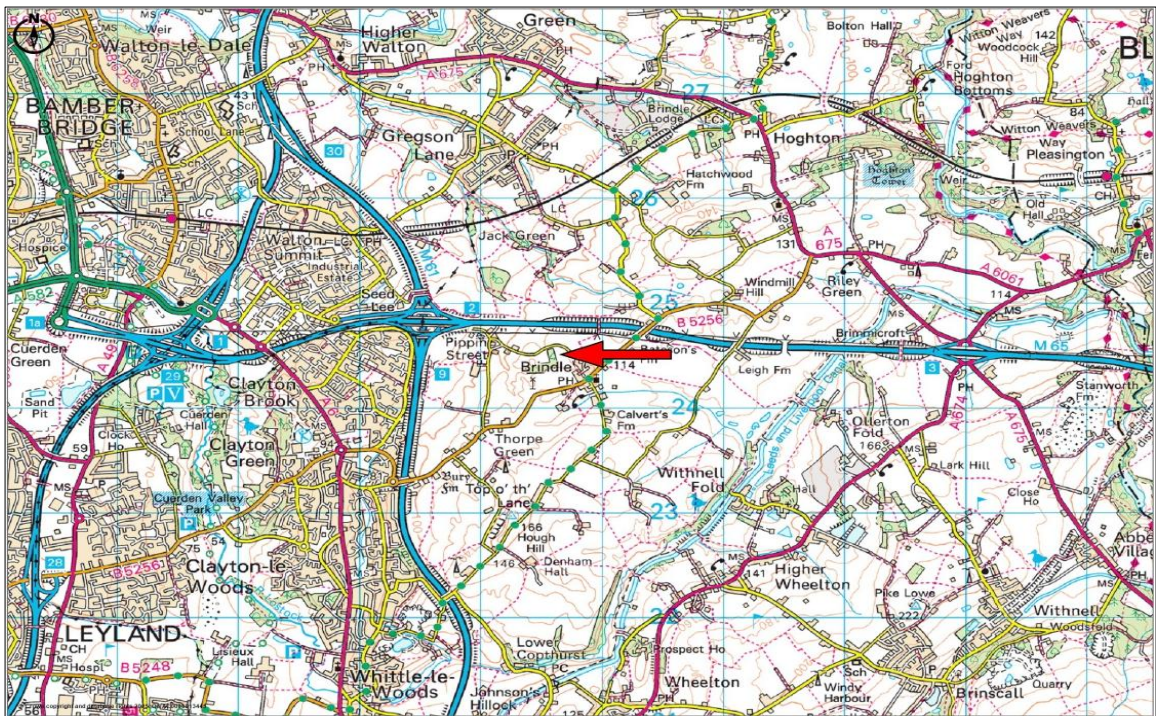
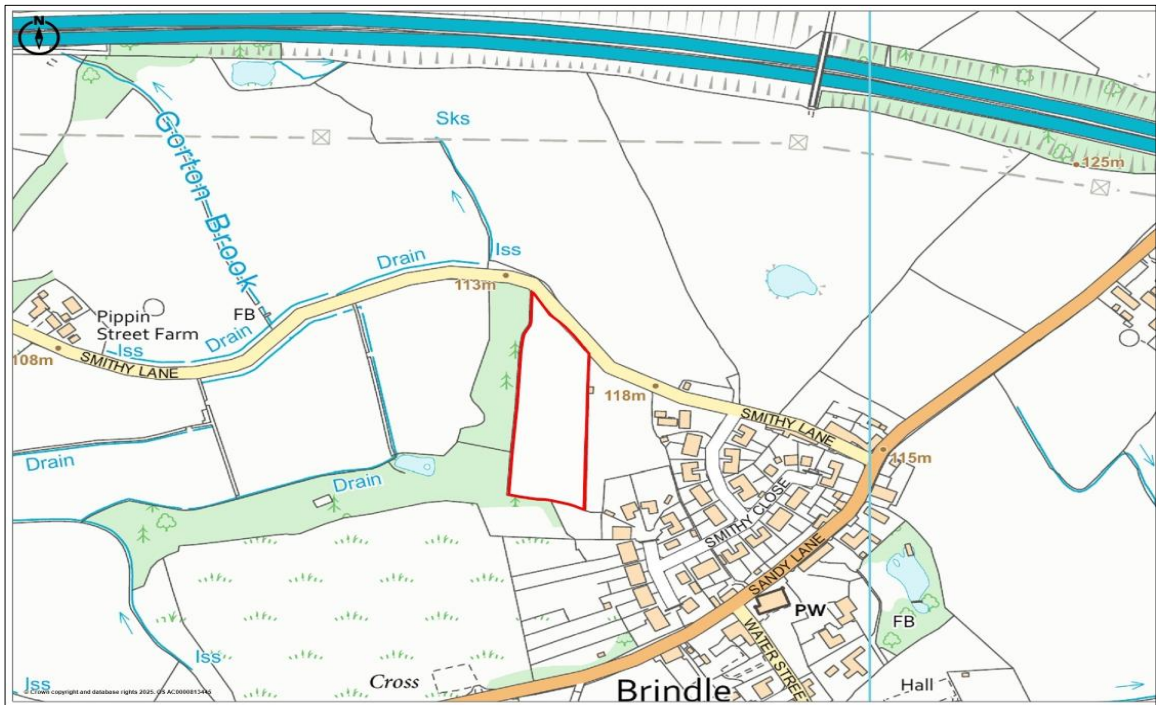
P Wilson & Company LLP act as agents to the AMC. For a free no obligation consultation on the range of AMC flexible and standard finance products currently available, please contact Andrew Coney on 01772 882277.



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P Wilson & Company LLP for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[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

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

