

For Sale by Private Treaty

**Land at Carr Farm
Lodge Lane,
Lytham St Annes
FY8 5RP**



P Wilson & Company
Chartered Surveyors



**A block of productive grassland extending to 24.3 hectares (60 acres),
ideally situated on the outskirts of Lytham.**



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Location

The land is conveniently positioned in a rural yet easily accessible area on the outskirts of Lytham and is well connected with the A584 only minutes away. The land is accessed directly off Lodge Lane via existing gateways. The location of the land is shown on the location plan on the reverse of this sale brochure or can be located using postcode FY8 5RP.

Description

For sale as a whole with the possibility to sell in lots to suit purchasers, the land comprises 24.3 hectares (60 acres) or thereabouts of agricultural grassland currently used for grazing. The land is designated as Grade 2 and Grade 3 on the Agricultural Land Classification Map for England and Wales.

Boundaries

The boundaries of the land are livestock fences and hedges/trees.

The property is shown edged red on the sale plan on the reverse of the sale brochure for identification purposes only.

Rights of Way/Easement/Wayleave

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

Access

The land enjoys road frontage onto Lodge Lane and is accessed via existing gateways directly there off.

Planning

The local authority is Fylde Borough Council. Fylde Council's Local Plan adopted October 2018 designates the subject land in the Green Belt, policy GD2.



Tenure

The land is sold with the benefit of vacant possession, subject to the grazing and mowing licenses in place expiring in December 2025 and February 2026. Copies of these licenses are available at the selling agent's office.

Method of Sale

For sale by private treaty.

Guide Price

Offers in the region of £720,000.

Viewings and Health and Safety

The prospective purchaser may view the land on foot and without appointment as long as they do so in normal daylight hours. Prospective purchasers are respectively reminded that they should take all reasonable precautions and observe necessary health and safety procedures in doing so. The vendors for themselves and P Wilson & Company as their agents accept no liability for any health and safety issue arising out of the viewing of the property.

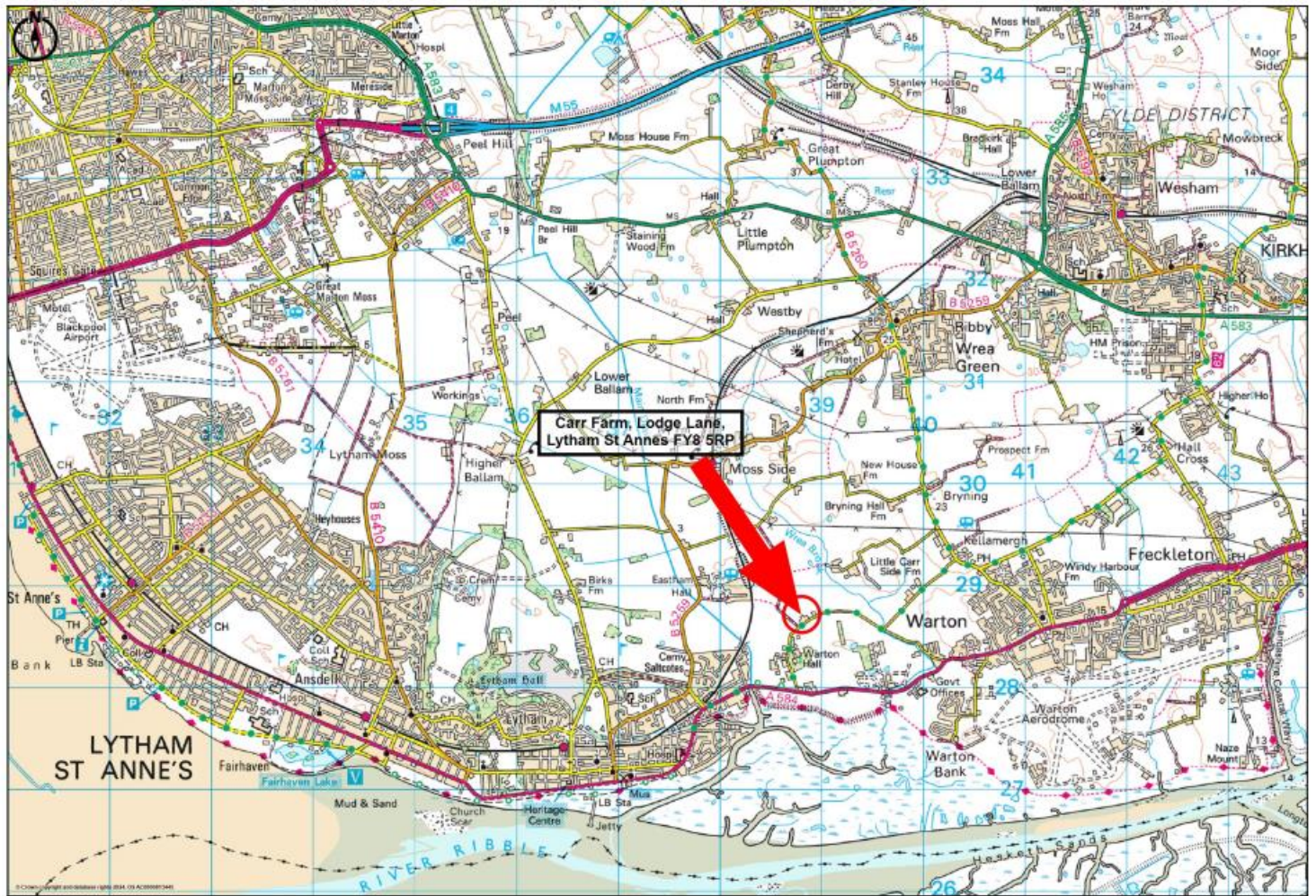
Enquiries

All enquiries should be directed to Andrew Coney or Scarlett Flood at P Wilson & Company

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Promap
LANDMARK INFORMATION

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