

FOR SALE

Agricultural/Amenity Land and Fishing Lodge fronting Bickershaw Lane, Abram, Wigan, Lancashire



- 25.77 acres (10.43 hectares) including fishing lodge extending to 0.68 acre (0.27 hectares)
 - Level land currently used for horse grazing adjacent to the BIFFA Waste Transfer Station
- An area of historic mining activity – greenbelt in the current GM Spatial Strategy Draft Document
 - Grade 3 – Good to Moderate within Natural England’s Land Classification Mapping System
 - Bickershaw Lane made up and adopted by the Local Authority
 - Fishing Lodge let on an informal agreement – nominal rental
 - Single Farm Payment Entitlement not included
 - Offers – in excess of £150,000

SITUATION AND DESCRIPTION

Relatively level agricultural/amenity land with good frontage to Bickershaw Lane and secondary frontage to private road leading to BIFFA Waste Transfer Station. Located within an area of historic mining activity to the north east of Wigan. Property located close to large metropolitan conurbations of Manchester and Liverpool yet reasonably convenient to motorway connections to a wide urban population with equestrian/amenity interests. Small fishing lodge adjoining the Waste Transfer Station with access by agreement from the staff car park area. Former lodge surrounded by access paths and fishing stand points.

DIRECTIONS

For Sat Nav. use postcode WN2 5PL. Bickershaw Lane, the B5237 links Platt Bridge on the south east side of Wigan with the adjacent towns of Leigh and Atherton.

GENERAL INFORMATION

Tenure

Advised Freehold.

Roads

Bickershaw Lane is made up and adopted by the Local Authority.

Services

Mains services are believed to be available however intending purchasers should make their own enquiries of the various statutory undertakers, for example Electricity Northwest and United Utilities.

Single Farm Payment Entitlement

No Single Farm Payment Entitlement is included within the sale.

Development Clawback

The land is subject to a residential development clawback of 30% of the enhanced value. This provision lasts until 2028.

Viewing

At any reasonable time.

Offers

Offers in excess of £150,000 to be submitted on the attached Form of Offer together with proof of funding and proof of identity.

Vacant Possession on Completion

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
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