



## LAND AT BRODOAK, WORSLEY, MANCHESTER, M28 2WG

- APPROX. 12 HECTARES / 29.65 ACRES
- SECURE FENCING SURROUNDING THE LAND
- GRAZING/MOWING LAND
- PRIME LOCATION

**TO LET – BY INFORMAL TENDER  
(TENDER DEADLINE 29/05/2026)**



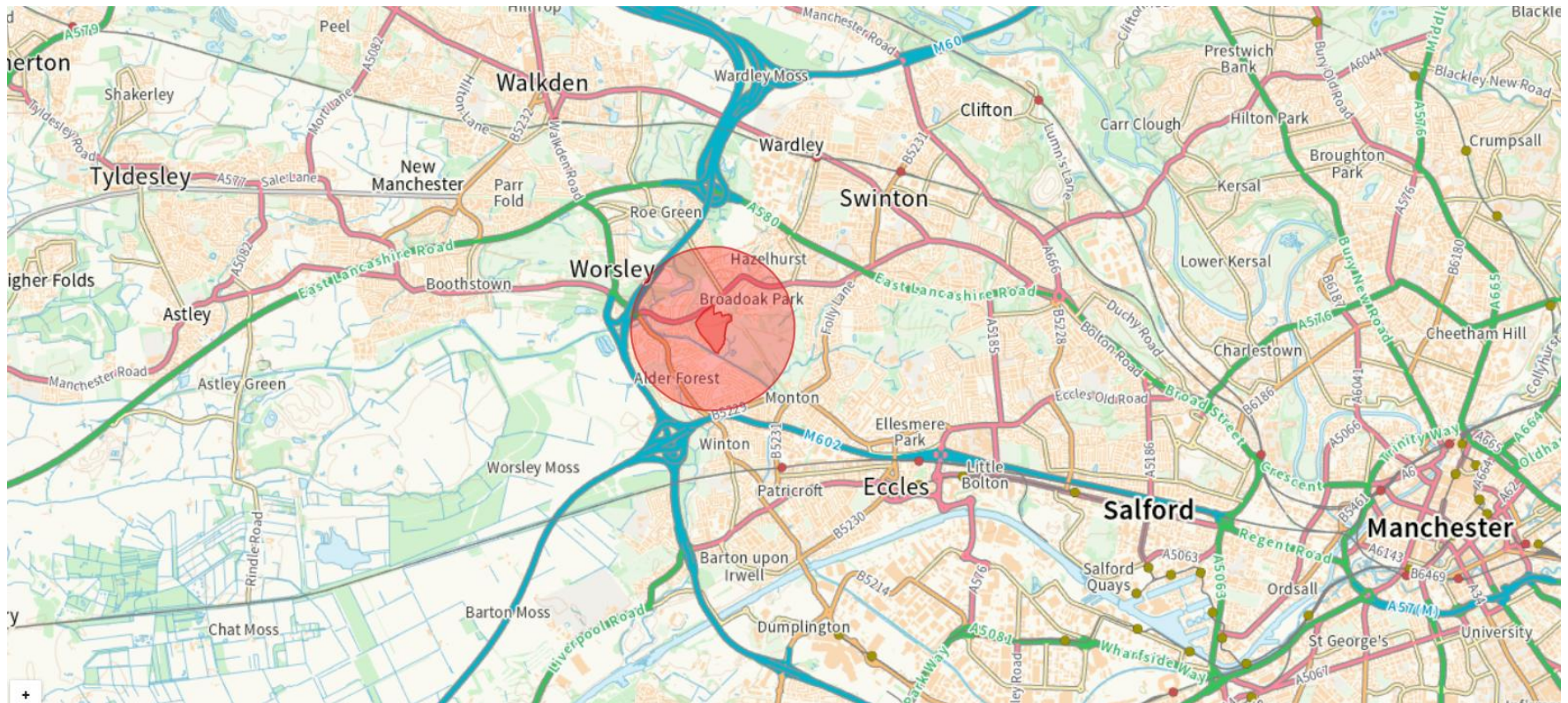
# LAND AT BRODOAK, WORSLEY, MANCHESTER, M28 2WG

- Close proximity to M60, M61 and M62 Motorways.
- A range of nearby amenities.
- Approximately 12 Hectares / 29.65 Acres.
- Predominantly Grade 3 Land.

## Location

The land is located in Worsley, which is exceptionally well positioned, with immediate access to the M60, M61 and M62 motorway networks, providing convenient links across the North West. Manchester city centre is approximately 20–25 minutes away by car.

what3words //////////////bricks.oils.others



For identification purposes only. Not to Scale.



# LAND AT BROADOAK, WORSLEY, MANCHESTER, M28 2WG

## Description

The land comprises approx 12 Hectares / 29.65 Acres of predominantly grade 3 land that is laid to pasture. The land is securely fenced which is beneficial for potential horse graziers and/or farmers seeking grazing and mowing. There are two public footpaths that run through the land with secure stiles and gates.



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## **Easements, Wayleaves, Public & Private Rights of Way;**

The property is to let subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars. We are aware of two public footpaths that run through the land with secure stiles and gates.

## **Access**

The land is accessed off Worsley Road (A572), along the private track to the gate opposite the canal (what3words///bricks.oils.others).

## **Services**

There are no services currently connected to the site.

## **Viewings**

Viewings are available at daylight hours only, strictly by prior appointment by contacting the office on 01942 242 636 or [info@fazakerleysharpe.co.uk](mailto:info@fazakerleysharpe.co.uk).

## **Health & Safety**

Viewings are strictly by prior appointment only. Care should be taken when accessing the land. Fazakerley Sharpe accept no responsibility for any loss or damage caused when viewing the land.

## **Money Laundering Regulations Compliance**

Please bear in mind that Fazakerley Sharpe will require from any licensee looking to offer on a property confirmation of the licensees' ability to fund the license and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

## **Tender Deadline**

The property is offered to let by Informal Tender, tender deadline of 29<sup>th</sup> May 2026.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their our investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.



**CLOSING DATE: 12 NOON FRIDAY 29TH MAY 2026**  
APPLICATION FOR INFORMAL TENDER  
FOR THE ONE YEAR GRAZING AGREEMENT ON THE LAND AT BROADOAK

Offers are to be received by 12 noon on Friday 29th May 2026 at the offices of Fazakerley Sharpe, The Old Bridge Club, 38 Bridgeman Terrace, Wigan, WN1 1TT.

If sent by post or delivered by hand then the envelope should be clearly marked "FAO Jack Sharpe – Land at Broadoak." and should include the name of the party making the offer on the outside of the envelope, so we can acknowledge receipt. Alternatively, your offer can be sent by email to: [info@fazakerleysharpe.co.uk](mailto:info@fazakerleysharpe.co.uk)

Please complete in CAPITALS:

**APPLICANT (S)**

NAME: .....

BUSINESS NAME: (if relevant) .....

ADDRESS: .....

.....

.....POSTCODE.....

TELEPHONE: .....

MOBILE: .....

EMAIL: .....

I hereby offer £.....for

for a one-year grazing licence for horse graziers and/or a one-year FBT for farmers seeking grazing and mowing approx. 29.65 acres

If for the purpose of grazing horses, please specify the number of horses you intend to graze in the additional comments section below (**maximum of 8 horses**).

(WORDS: .....pounds)

Additional comments by the applicant(s):

.....

.....

.....



I confirm that I offer on the basis as per the letting terms set out on the Particulars and as marketed.

**Signed:**.....

**Print:**.....

**Date:**.....

#### **TERMS AND CONDITIONS**

1. Offers are to be received via email, post or hand delivered by 12 noon on the 29th of May 2026 and to be clearly marked "FAO Jack Sharpe - Land at Broadoak" and should include the name of the party making the offer on the outside of the envelope. Email address [info@fazakerleysharpe.co.uk](mailto:info@fazakerleysharpe.co.uk)
2. The landowner reserves the right to accept any offer, which may not be the highest offer and reserve the right not to accept any offer at all.
3. The agreement will commence immediately upon signing the agreement
4. One year grazing agreement