

LOT 8 - LAND AT ARKHOLME

Arkholme, Lancashire

For Sale by Informal Tender

The land extends to approximately **3.40 acres (1.37 hectares)** of pastureland, located in the centre of Arkholme with access taken via an access track off Main Street. The land is bounded by a mixture of livestock fencing and hedgerows.

Offers to be submitted no later than **12 noon on Wednesday 17 September 2025.**



Location

The land is located in the centre of Arkholme, with access taken via an access track off Main Street.

Services

As far as we are aware there is no water supply on the land.

Method of Sale, Tenure and Possession

The land is offered for sale with vacant possession. The land is offered for sale with vacant possession. The land is offered for sale as a whole by Informal Tender. Best and Final Offers to be submitted no later than 12 noon on Wednesday 17 September 2025. Prospective purchasers should submit a completed tender form to the selling agent Davis & Bowring in a sealed envelope marked 'Land at Arkholme - Lot 8' for the attention of Sam Johnson.

Wayleaves, Easements and Rights of Way

The land is sold subject to the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed Easements and Wayleaves, whether referred to in the particulars or not.

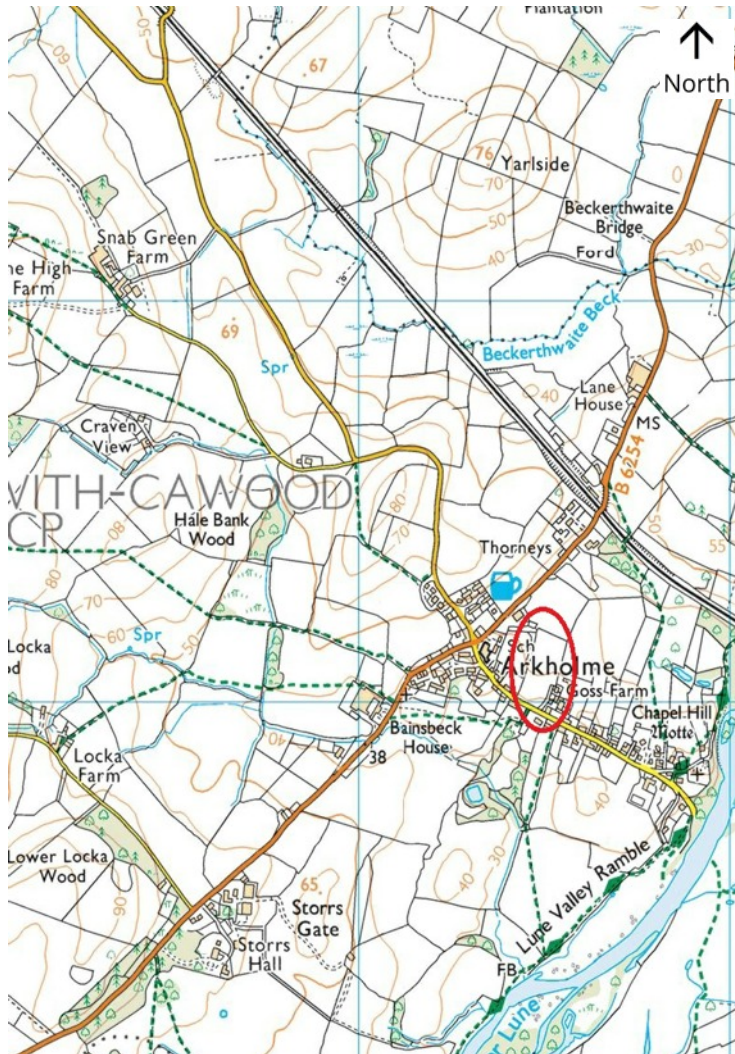
The land is to be sold with an overage position.

Sustainable Farming Incentive and Environmental Stewardship

We are aware the land is in a Sustainable Farming Incentive Scheme. Further details are available from the agent. The land is not within any Environmental Stewardship schemes.

Overage Clause

In the event that planning consent is obtained for any non-agricultural development on the land, the vendors will be entitled to 30% of the uplift in the value of the land arising from the development for a period of 25 years from the date of the sale.



Viewings

Viewing is permitted during normal daylight hours, subject to any person being in possession of a copy of the sales particulars and having notified the selling agent.

Health and Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendors take responsibility for any part of the property.

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. Driving Licence or passport and the other being a utility bill showing their address. These can be provided in the following ways; by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

