

## LOT 10 - LAND AT MELLING

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Melling, Lancashire

### For Sale by Informal Tender

The land off at Melling extends to approximately **15.05 acres (6.09 hectares)** of pastureland, located to the south-west of Melling with access taken via a private track off the A683. The land is bounded by a mixture of hedgerows and stock fence and benefits from a natural water supply.

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



**Location**

The land is located to the south-west of Melling, with access taken via a third party private track off the A683 alongside Green Close Studios.

**Services**

We understand that the land benefits from a natural water supply.

**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 Melling - Lot 10' for the attention of Sam Johnson.

**Wayleaves, Easements and Rights of Way**

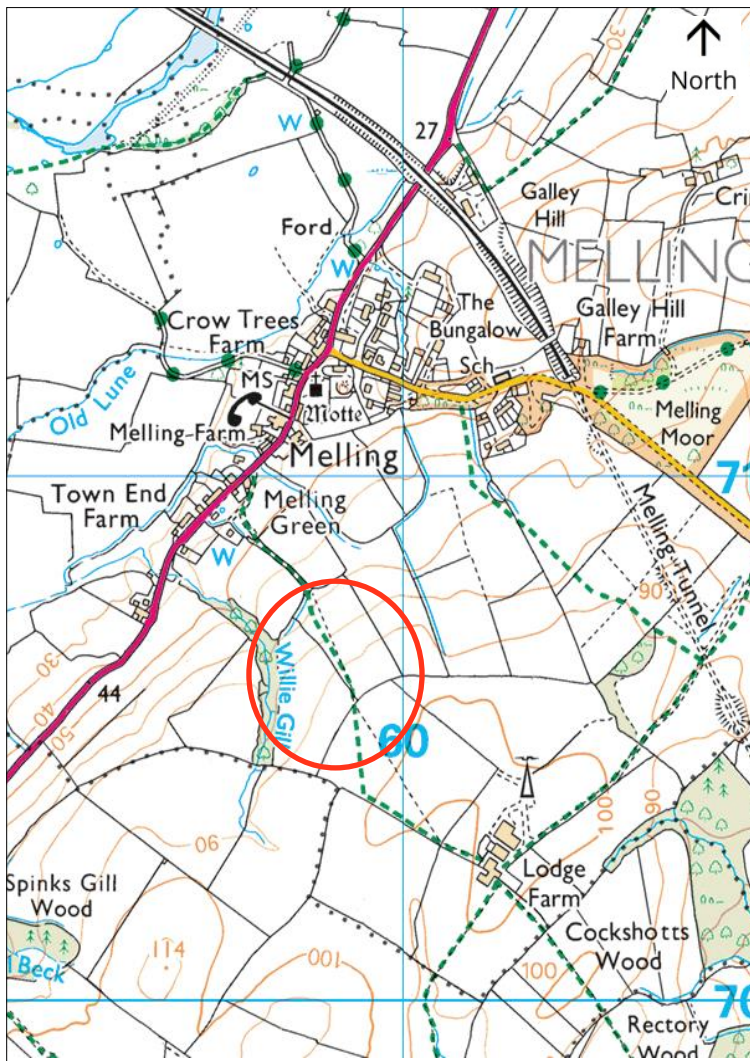
The land is sold subject to the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed Easements and Wayleaves, whether referred to in the particulars or not. A public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

**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.

**Local Authority**

Lancaster City Council, Tel: 015242 582000 Website: www.lancaster.gov.uk



**Viewings**

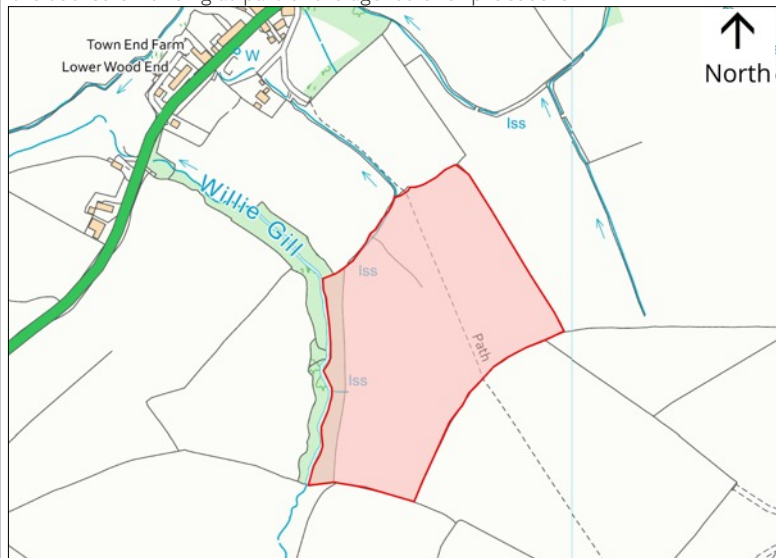
Viewing is permitted during normal daylight hours, subject to any person being in possession of a copy of the sales particulars and having notified the selling agent.

**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.



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.