



**PRODUCTIVE GRADE 2/3 ARABLE LAND
IN THE HEART OF FYLDE**

**Land at Weeton Road, Kirkham
Lancashire PR4 3WA**

198.09 Acres (80.16 Hectares) of excellent arable land

**Freehold with Vacant Possession
or potential investment opportunity**

**For sale by Private Treaty
Available as a whole or in lots**

Guide Price - Offers invited over £12,000 per acre.

14 Moss End Business Village, Crooklands, Milnthorpe LA7 7NU

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Situation

The land is located close to the M55 Motorway with good access from Weeton Road. The Land is located 6.8 miles South East of Blackpool and 11 miles North West of Preston. Wesham is situated 1.5 miles South East of the land and the village of Weeton is 1.2 miles North West of the land. J3 of the M55 is located 2.5 miles away.

Directions

Access to the property is from J3 of the M55, where you turn South towards Kirkham and Wesham. At the first roundabout, take the second exit. At the next roundabout turn right (third exit) towards Weeton and follow the road for approximately one mile. All of the fields have access directly from Weeton Road.

Description

The property will be attractive to both farmers and investors giving the opportunity to acquire a productive block of arable land in the heart of Fylde. In recent years, the land has produced sustainable arable crops including both cereals and root crops. The land lies with an area classified as Grade 2/3 on Land Classification Plans. The land is fertile and has been farmed in good heart. Please note the telephone mast and access road are not included in the sale.

Land Schedule

Field ID	Hectares	Acres	Cropping 2020/2021
SD 3933 4775	18.37	45.39	Winter Wheat
SD 3933 7654	18.45	45.59	Winter Wheat
SD 3934 4222	22.10	54.63	Winter Barley
SD 3934 6717	21.24	52.48	Potatoes
	<u>80.16</u>	<u>198.09</u>	

Viewing

At any time during day light hours with a set of particulars to hand.



Basic Payment Scheme

Basic Payment has been claimed on the land in 2021, the payment will be retained by the vendor. The entitlements are available under separate negotiation.

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Countryside Stewardship Schemes

The land is not currently entered in to any Stewardship Schemes, although it has been in the past.

Wayleaves and Easements

The land is crossed by an overhead electricity cable and underground water pipelines.

Public Footpath

A public footpath crosses Field parcel SD 3933 4775.

Land Registry

The property is registered under Land Registry Title number LAN65650.

Holdover/ Early Entry Agreement

It is intended that the vendor will holdover and take this year's crop to harvest. Early entry is available to the purchaser by separate negotiation.



General Remarks and Stipulations

Local Service Authorities

Fylde Borough Council, The Town Hall, St Annes Road West, Lytham St Annes. FY8 1 LW. Tel - 01253 658658
Lancashire County Council – County Hall, Fishgate, Preston PR1 8XB. Tel - 0300 123 6701
United Utilities Water - Haweswater House, Great Sankey, Warrington, WA5 3LP. Tel – 0345 672 3723
Electricity North West - Hartington Road, Preston PR1 8AF. Tel - 0800 195 4141

Particulars of Sale

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

Sales Particulars and Plans

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

Tenure and Possession

The land is freehold and vacant possession will be given on completion or earlier by arrangement.

Sporting and Minerals

The sporting rights and minerals rights are included in the sale.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

Timber and Wood

All growing timber and fallen timber are included in the sale.

Town Planning and Local Land Charges

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

Rights and Easements

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

Overhead Electricity & Telephone Lines & Underground Cables

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

Fences and Boundaries

The Purchaser of each lot will be required to maintain in stockproof condition the fences marked with a "T" on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition. The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed and intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

Disputes

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

Method of Sale

The property is offered as a whole or it can be lotted to suit purchaser requirements.

Unsold Lots

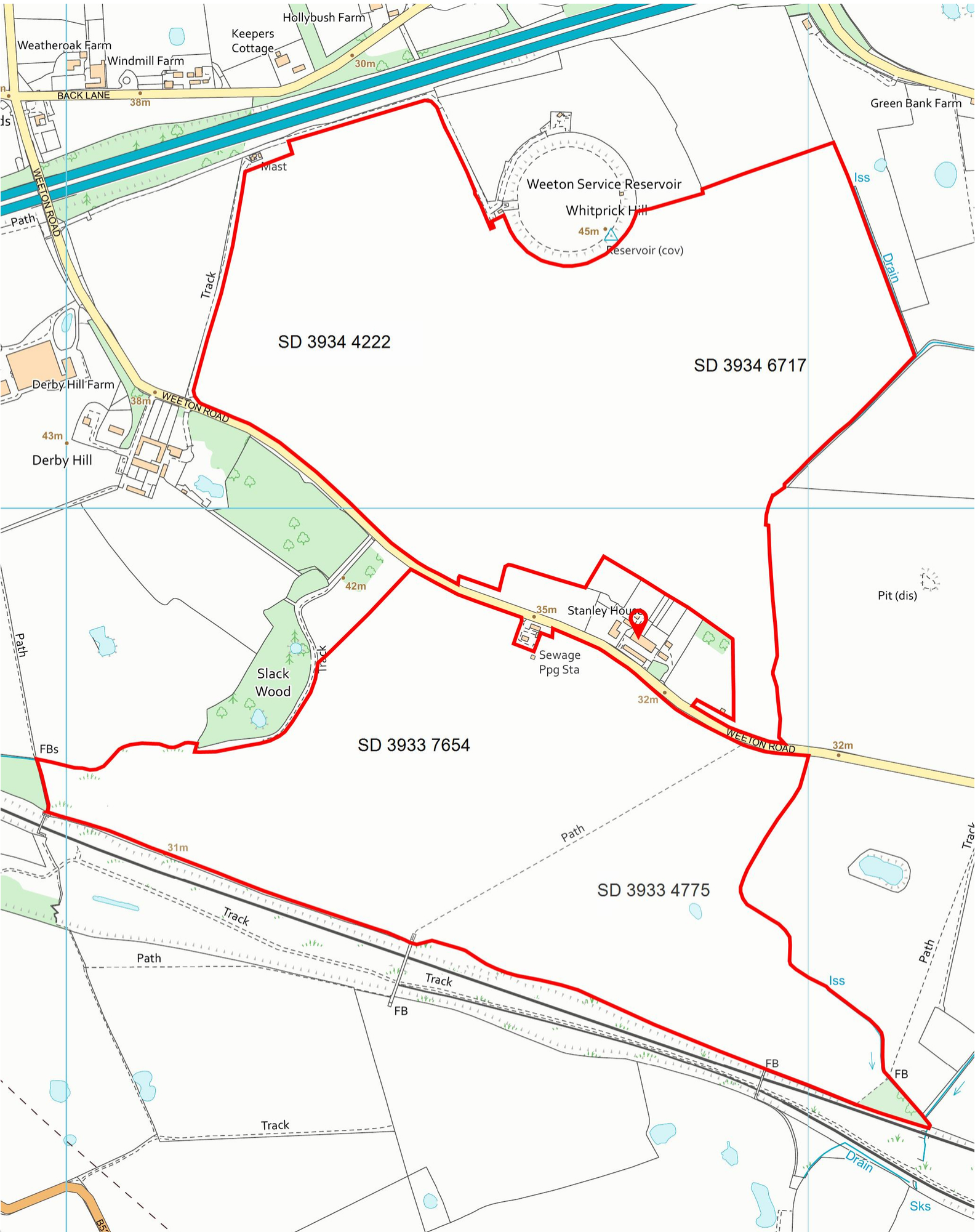
In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over Lots reserved in the Particulars, Stipulations or Conditions of Sale and shall hold subject to any such rights granted in favour of the Purchaser of any other Lots.

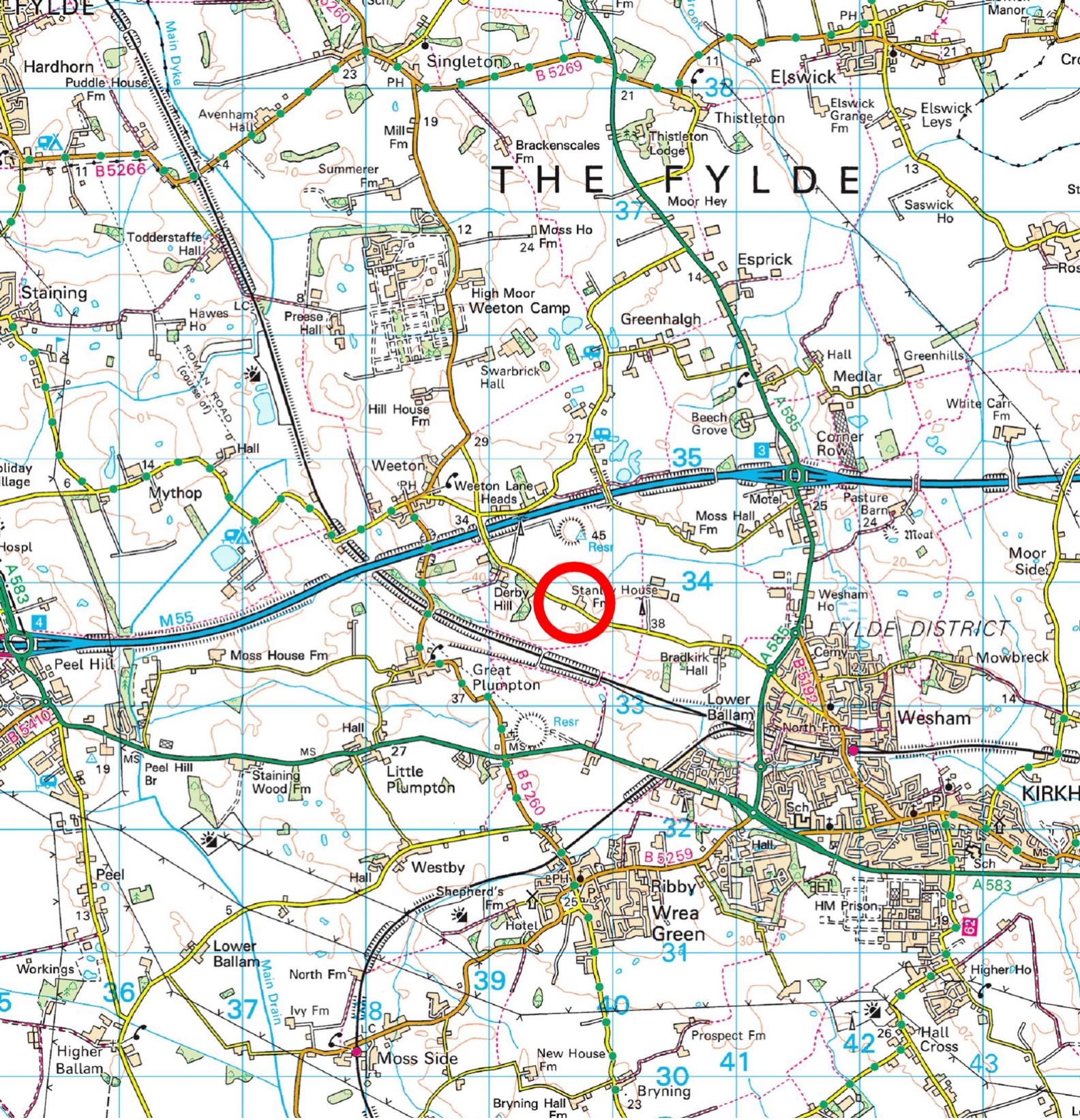
Insurance

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.



Plan of Land





Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
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F: 01200 441666
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
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MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.