



**Land at Arrow Lane, Halton on Lune,
Lancaster LA2 6QN**

Lancaster – 5 miles

Caton – 1 mile

Valuable meadow land with future development potential at Arrow Lane, Halton on Lune, Lancaster LA2 6QN

This productive grassland is offered for sale by informal tender in 2 lots or as a whole with lot 1 comprising 9.71 acres and lot 2 adjoining comprising 12.26 acres or thereabouts. The land is freehold with vacant possession on completion and is offered for sale by informal tender with a deadline arranged for Wednesday 24th April 2024. The land is shown on the attached plan as follows

Lot 1 edged red 9.71 acres

Schedule

5861	6.59	grass
part 6650	<u>3.12</u>	grass
	<u>9.71</u>	acres or thereabouts

Lot 2 edged green 12.26 acres

Schedule

7168	4.18	grass
part 6650	0.12	overgrown track
7877	2.73	grass
8978	<u>5.23</u>	grass
	<u>12.26</u>	acres or thereabouts

Public Footpath There is a public footpath running north south through field 5861 shown on the plan (lot 1). Parking on Arrow Lane below the footpath access is the most convenient way to view.

Access Arrow Lane runs into Scargill Road and access to the land is through a gate at the point marked A on the plan. If lot 1 and lot 2 are sold separately access to lot 2 will be through lot 1 along the route marked ABC on the plan and lot 1 will be sold subject to this reservation and the owner of lot 2 will be allowed to construct a hard stone track along the route marked ABC subject to planning permission and construct a gateway at point C. The owner of lot 2 will be responsible to erect a secure fence line between lot 1 and lot 2 and maintain the hedge and the owner of lot 1 will be responsible to erect and maintain a fence line on the south west side of the hedge.

Water Supply If an independent water supply is required for lot 2 there will be a reservation over lot 1 to lay a supply pipe for mains water to be supplied to a trough in lot 2 at the cost of the owner of lot 2 who will also be responsible for any damage caused to lot 1 in undertaking the work.

Development Potential Field 6650 (Lot 1) has potential for future residential development subject to planning permission and the sale of both lots together or separately will include an overage covenant to benefit the current owners and their successors for a period of thirty years from completion of the sale. The overage covenant will cover the whole of both lots together or separately with a development clawback of 50% of any uplift in value triggered by a valid planning permission and subsequent planning permissions within the thirty year period.

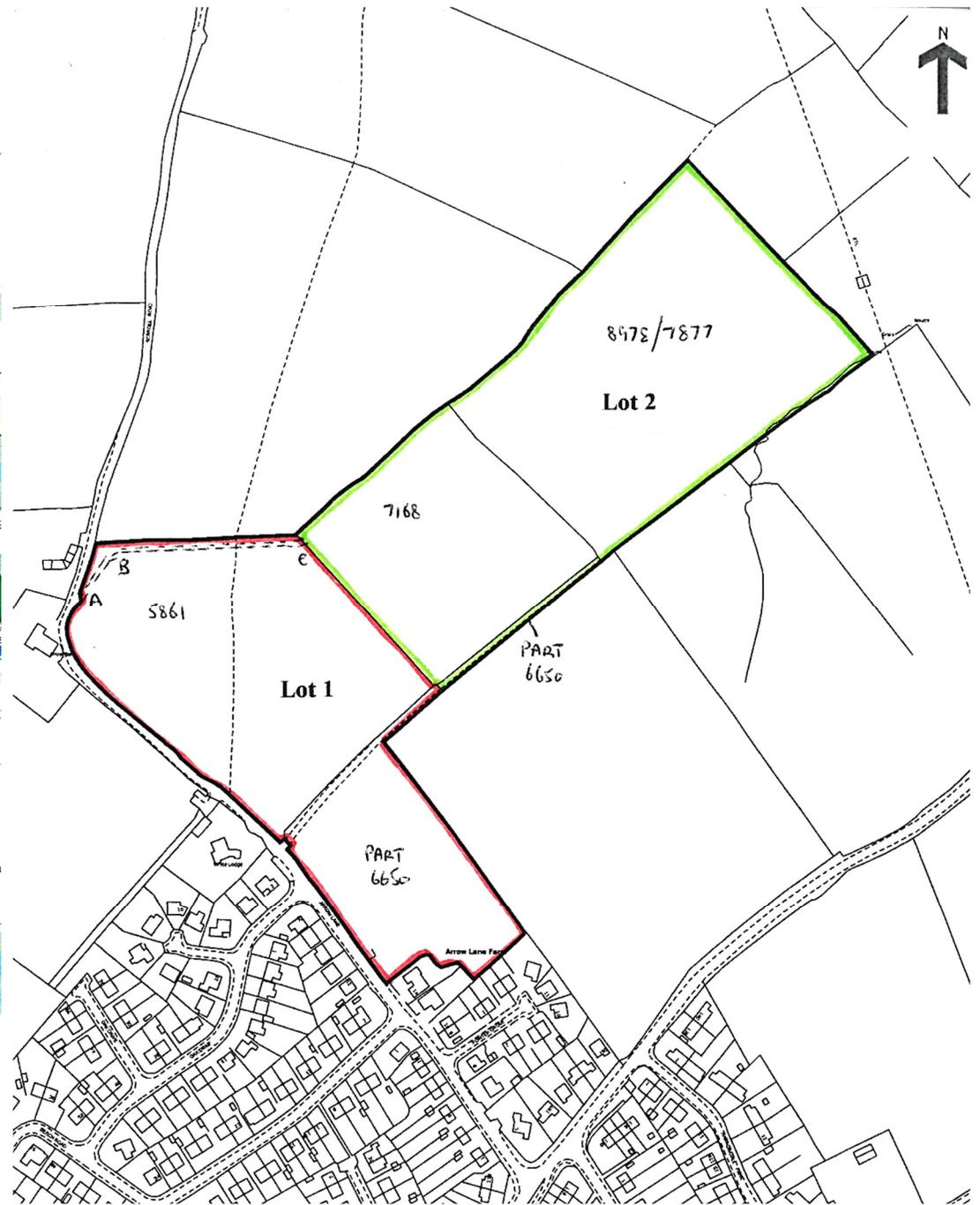
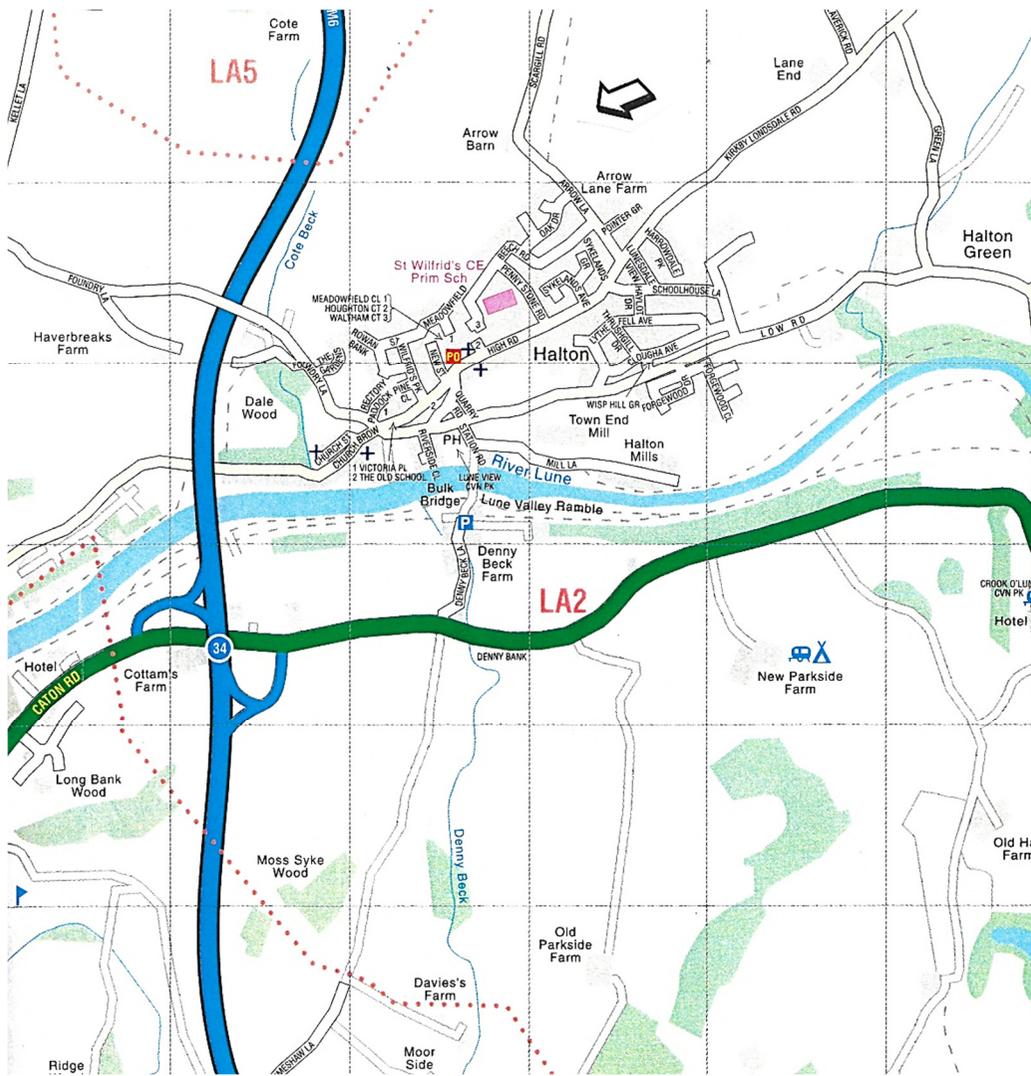
Informal Tender All offers should be made on the official tender form provided and submitted to the selling agents before midday Wednesday 24th April 2024. Successful tenders will be expected to complete the purchase on or prior to July 2024.

Guide Prices Lot 1: £175,000 Lot 2: £125,000

Viewing by appointment through the selling agents

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel: 01200 441351 email sawley@rtturner.co.uk

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



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