



**Land north of Union Cottages, Lancaster  
Road, Pilling, Preston, PR3 6SR**

**Offers in excess of £80,000**

- 4.15 acres
- Direct road access
- Existing Water Supply
- Available as a whole or in two lots
- Ideal amenity and equestrian land

A unique opportunity to acquire 4.15 acres of pasture land ideally suited for equestrian use. Benefiting from direct road access into both lots, an existing mains water supply and being located in a highly sought after area just outside the village of Pilling, the land is available as a whole or in two lots.

Currently used as equine paddocks, the land is enclosed on all sides and divided into useful paddocks with post and rail fencing in excellent condition.

For sale by informal tender with the benefit of vacant possession. Tender deadline 12 noon, 16th September 2024.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

## General Remarks

**Services:** We understand that the property benefits from one mains water connection, this being located in Lot 1.

**Basic Payment Scheme:** It is not known if the property is registered with the Rural Payments Agency. No de-linked payments or reference amounts are included within the sale.

**Sporting, Mines & Mineral Rights:** All sporting, mines and mineral rights are assumed to be in hand, where this is the case these are included in the sale.

**Title & Tenure:** Held freehold under title LA867458 . The land is currently let under a short licence agreement, vacant possession will be available upon completion.

**Planning:** No planning permission is understood to be outstanding. Any and all planning enquiries are to be directed to Wyre Council being the Local Planning Authority.

**Overage:** The land will be subject to an overage clause upon completion. This being 50% of the uplift in value triggered by the grant of any residential planning consent for a period of 25 years from the date of completion.

**Viewings:** Any time during daylight hours with a copy of these sales particulars to hand..

**Method of Sale:** For sale by informal tender. Offers to be submitted in writing, on the tender form provided to our Sawley office prior to 12 noon 16th September 2024.

**Lotting and Order of Sale:** Available as a whole or in two lots both having direct road access.

The vendor reserves the right to amend, withdraw, amalgamate or change the lotting of the property as required and reserves the right to agree a sale prior to the tender deadline or alter the method of sale.

### Guide Prices

**Lot 1** - 2.58 acres - edged in red - £50,000

**Lot 2** - 1.57 acres - edged in blue - £30,000



# Boundary Plan





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.

MISREPRESENTATION ACT 1967:

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