

Carleton - ¼ Mile

Norcross - 1 Mile

Poulton le Fylde - 1 Mile

LAND AT LEECHES FARM, BLACKPOOL ROAD, CARLETON, POULTON LE FYLDE. FY6 7QH



Approx. 14.12 acres / 5.72 hectares
Excellent Meadow and Pastureland
Available in up to 2 Lots

Lot 1 - Approx. 1.62 acres/0.66 hectares, Lot 2 – Approx 12.50 acres/5.06 hectares
Ideal for agriculture, equestrian or amenity uses (subject to any necessary consents)

For Sale by Public Auction
(subject to conditions and unless sold previously)

At Weeton Village Hall, Church Road, Weeton, Preston PR4 3ND
on Friday 22nd September 2023 at 7.30pm

Auctioneers:
Richard Turner & Son
14 Moss End
Crooklands, Milnthorpe
Cumbria LA7 7NU

Vendors Solicitors:
Arnison Heelis
1 St Andrew's Place
Penrith
Cumbria CA11 7AW

14 Moss End, Crooklands, Milnthorpe, Cumbria. LA7 7NU

T: 015395 66800 E: kendal@rtturner.co.uk W: www.rturner.co.uk

Money Laundering

MONEY LAUNDERING REGULATIONS UNDER 'THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017' (SI 2017/692),

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 to include photo ID (e.g. passport/photo driving licence) and proof of address (e.g. council tax bill or bank statement, please note bank statement must not more than 3 months old)) and a search via Experian to verify information provided however please note the Experian search will **NOT** involve a credit search. Prospective purchasers are requested to register prior to the sale where possible and the successful purchaser(s) will in addition be required to provide proof of funding for the purchase monies. Please see sale contracts for details of the same.

Location & Access

The property is located within a semi urban area to the west of Carleton, south of Norcross and east of Bispham. The land lies to the rear of Blackpool Road (B5268) and access for Lot 2 is obtained via the access route between numbers 121 and 125a Blackpool Road. What3words – verse.foam.bliss

Lot 1 is situated on Robin's Lane with access from Blackpool Road via Stocks Lane. What3words – poem.down.happen

Contracts and Completion

Contracts for the purchase are exchanged on the fall of the hammer and the successful bidder(s) will be required to sign the contract immediately after the sale. The successful bidder(s) are then obliged as a condition of the Contract to instruct their solicitor(s) and for these solicitor(s) to confirm source of funds and ID checks have been carried out within 4 working days of the auction and then within 2 working days thereafter to pay the deposit over to the Vendor's solicitor. Completion of the sale to take place 4 weeks after the Auction (i.e. 26th October 2023) or earlier by agreement.

Viewing

Viewing is highly recommended and can be at any time during daylight hour with a set of these particulars to hand.

Tenure and Possession

The property is freehold and vacant possession will be given on completion.

Water

There is no water supply on Lot 1. Lot 2 has the benefit of ponds.

Basic Payment

There are no Basic Payment Scheme Entitlements or Delinked Payments available with the land.

Overage

There will be an overage clause applied to all the land for 30% of any increase in value due to planning permission for any use other than agricultural or equestrian uses. The overage will apply for 25 years from the completion date of the sale. To clarify, planning permission being granted for agricultural or equestrian purposes will not trigger the overage clause.

Description

Lot 1

(Shown shaded red on the attached plan)

Lot 1 comprises of productive pastureland suitable for agriculture, equine or amenity purposes (subject to planning) and extends to approx. 1.65 acres/0.67 hectares or thereabouts. Access to Lot 1 is taken from Robins Lane which leads from Blackpool Road via Stocks Lane. Lot 1 offers an ideal opportunity to acquire an excellent pony paddock within a semi urban area and will be of interest to equestrian and amenity users.

Schedule

<u>Field Number</u>	<u>Description</u>	<u>Acres</u>	<u>Ha</u>
SD 3339-0498	Permanent Grassland	1.62 Est.	0.66 Est.



Lot 2
(Shown shaded blue on the attached plan)

Lot 2 comprises a useful block of meadow and pastureland which is in good heart capable of producing excellent crops. The land is situated close to and to the west of the conurbation of Carleton and offers an excellent opportunity for agriculture and or equine or amenity purposes. There are ponds on the property which offer further opportunity for wildlife enhancement. Access to the property gained from Blackpool Road following the track between numbers 121 and 125a Blackpool. The track being shown coloured green on the attached plan.

Schedule

<u>Field Number</u>	<u>Description</u>	<u>Acres</u>	<u>Ha</u>
SD 3339-3097	Permanent Grassland	12.50 Est.	5.06 Est.



GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES:

Wyre Council - Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU Tel: 01253 891000

United Utilities Water plc - Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3LP. Tel: 0345 672 3723

Electricity North West - Hartington Rd, Preston, Lancashire 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/Rural Land Registry maps 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 and property is freehold and vacant possession will be given on completion.

FIXTURES AND FITTINGS: All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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 installation and/or 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. The responsibility of fencing of the external 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.

ORDER OF SALE: Whilst it is intended to offer the land in lots as catalogued nevertheless the Vendor reserves the right to either amalgamate, divide or withdraw any Lot or Lots prior to the Auction Sale.

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.

CONDITIONS OF SALE: The Conditions of Sale WILL NOT be read out at the Auction Sale, but a copy thereof will be available for inspection at the offices of the Vendors solicitors during normal hours for 14 days prior to the date of the Auction Sale.

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.

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

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

T: 01200 441351

F: 01200 441666

E: sawley@rtturner.co.uk



Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF

T: 015242 61444

F: 015242 62463

E: bentham@rtturner.co.uk



14 Moss End, Crooklands,
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: mailto:kendal@rtturner.co.uk



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.