



**Land off Horse Park Lane, Pilling,
Preston, PR3 6AS**

Offers in the region of £175,000

An excellent plot of productive Grade 2 agricultural land with road frontage and direct access off Horse Park Lane comprising three fields and extending to 10.60 acres. Available as a whole or in two lots.

Currently in agricultural production as permanent pasture however, the land has significant potential for equestrian, agricultural or amenity purchasers alike.

For sale by private treaty with the benefit of vacant possession.

- 10.60 acres (4.29ha)
- Available as a whole or in two lots
- Direct road access off Horse Park Lane
- Agricultural, amenity and equestrian uses

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

General Remarks

Services: We understand that the property benefits from two existing metered mains water supplies..

Basic Payment Scheme: It is understood that the property is registered with the Rural Payments Agency for the purposes of the Basic Payment Scheme however, no entitlement are included within the sale.

Sporting, Mines & Mineral Rights: All sporting, mines and mineral rights are assumed to be in hand are to be included in the sale.

Title & Tenure: Held freehold under title LAN207710. The land is currently let under a short licence agreement, vacant possession will be available from 1st November 2023.

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.

Viewings: During daylight hours with a copy of these sales particulars to hand..

Method of Sale: For sale by private treaty. Vacant possession available from 1st November 2023.

Lotting and Order of Sale: Available as a whole or in two lots both with 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 - 6.05 acres - £100,000

Lot 2 - 4.55 acres - £75,000



Boundary Plan





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Sawley, CLITHEROE BB7 4LH

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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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