

**Productive Meadowland and Wildlife Conservation Lakes adjoining Tarnacre Lane
(A586) St Michaels on Wyre, Preston, Lancashire PR3 0TB**



Productive meadowland and wildlife conservation lakes adjoining Tarnacre Lane (A586) St Michaels on Wyre, Preston, Lancashire PR3 0TB about 115 acres.

Planning Permission was granted on 11th July 2018 extending a previous permission to extract sand and gravel from land covering three separately owned but adjoining areas with access from Tarnacre Lane via a bell mouth entrance from Tarnacre Lane. The bell mouth was newly constructed for heavy haulage vehicles and only approved for use during extraction operations. Excavation has now ceased and the total area covered by the planning permission is in aftercare under the control of Lancashire County Council.

Approximately half of the area has not been affected by the sand and gravel extraction and has continued as productive meadowland throughout the extraction period and the current aftercare period. Two areas of land in separate ownerships are now offered for sale by informal tender with the benefit of vacant possession on completion of sale for the meadowland and subject to the aftercare conditions of the planning permission for the lakes and immediate surround which are managed at the cost of the quarry company and monitored by Lancashire County Council.

Lot 1 46.45 acres (18.80 hectares)

This area is registered under HM Land Registry Title No. LAN79102 and is shown edged green on the plan with access from Band Lane off Tarnacre Lane which lies to the west of Tarnacre Hall Farm PR3 0SZ Band Lane forms the south west boundary of the land with a long length included within the title and this same length is subject to a right of way to land further up Band Lane. Guide Price £300,000. Gateways and T marks on the plan indicate future likely maintenance responsibilities.

Lot 2 68.77 acres (27.83 hectares)

This area is registered under HM Land Registry Title No. LA831123 and is shown edged red on the plan with access from Brook House Farm Drive, off Tarnacre Lane PR3 0TB. The access over Brook House Farm Drive is a right of way. Guide Price £450,000. Gateways and T marks on the plan indicate future likely maintenance responsibilities.

A description of proposed restoration is shown on the plan Tarnacre Quarry Figure 6 dated March 2017 states as follows but the triangular field adjoining Tarnacre Lane (A586) in Lot 1 has not been quarried and is still a meadow.

On completion of the works any remaining stockpiled material would be sold, the site offices, weighbridge and all plant and housings would be removed from site. This area would be regraded, seeded and returned to agricultural grassland. Any breaks within existing hedgerows would be gapped up with additional hedgerow planting as necessary. The site entrance access track would be retained for agricultural purposes.

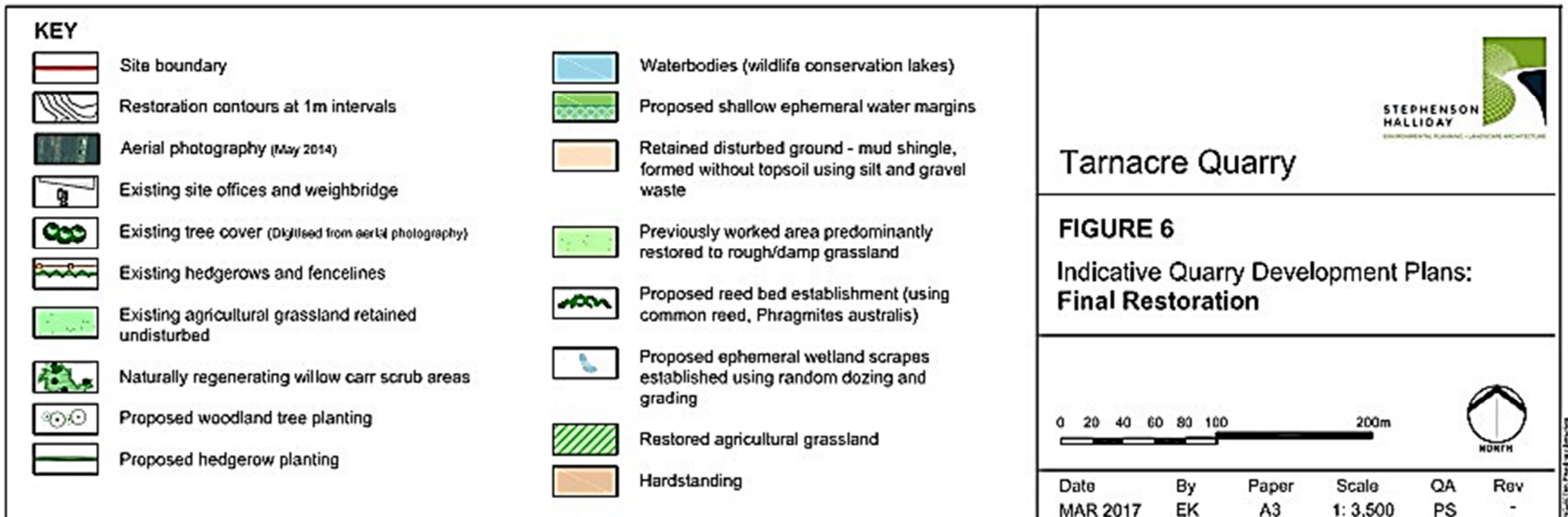
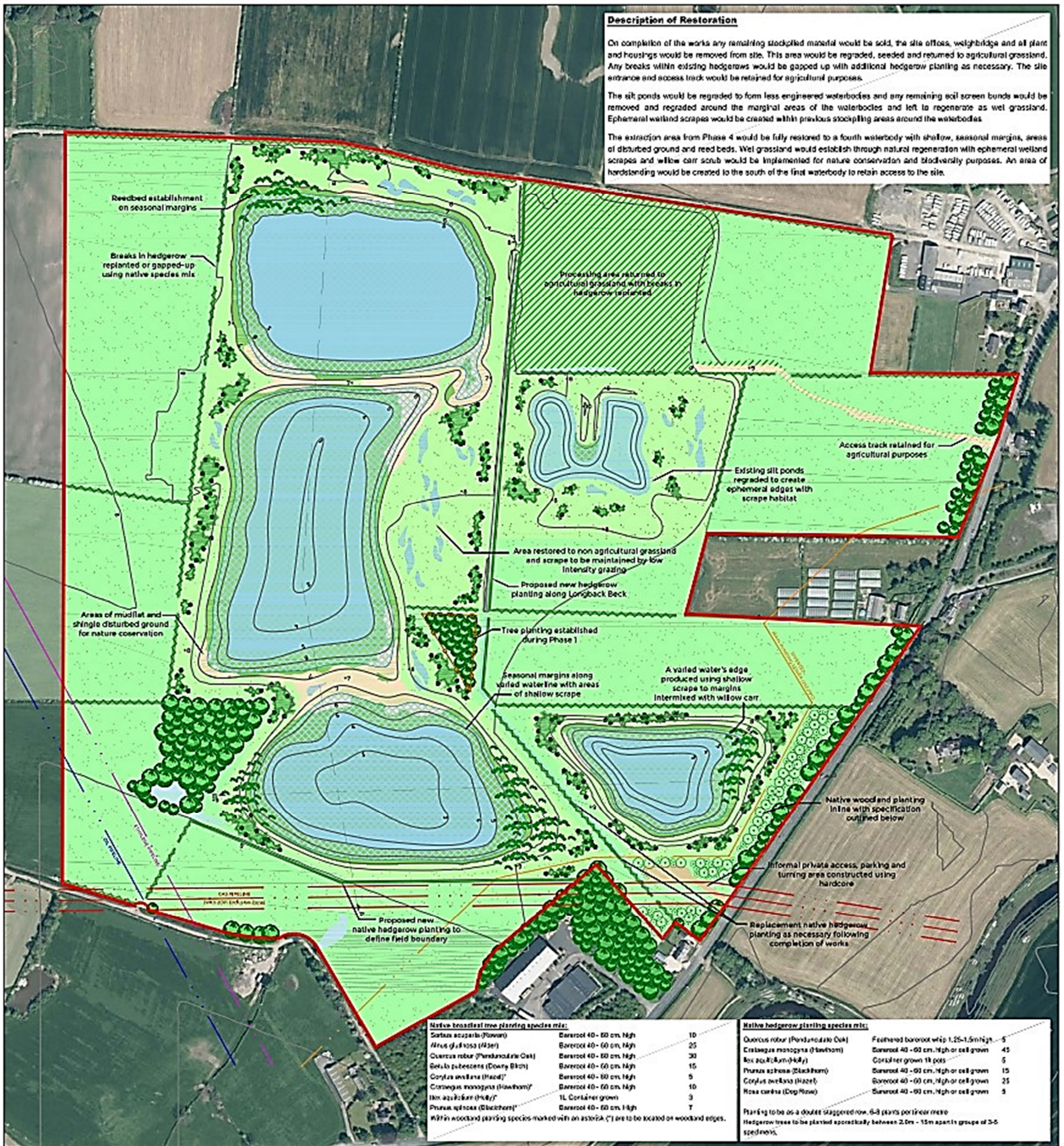
The silt ponds would be regarded to form less engineered waterbodies and any remaining soil screen bunds would be removed and regraded around the marginal areas of the waterbodies and left to regenerate as wet grassland. Ephemeral wetland scrapes would be created within previous stockpiling areas around the waterbodies.

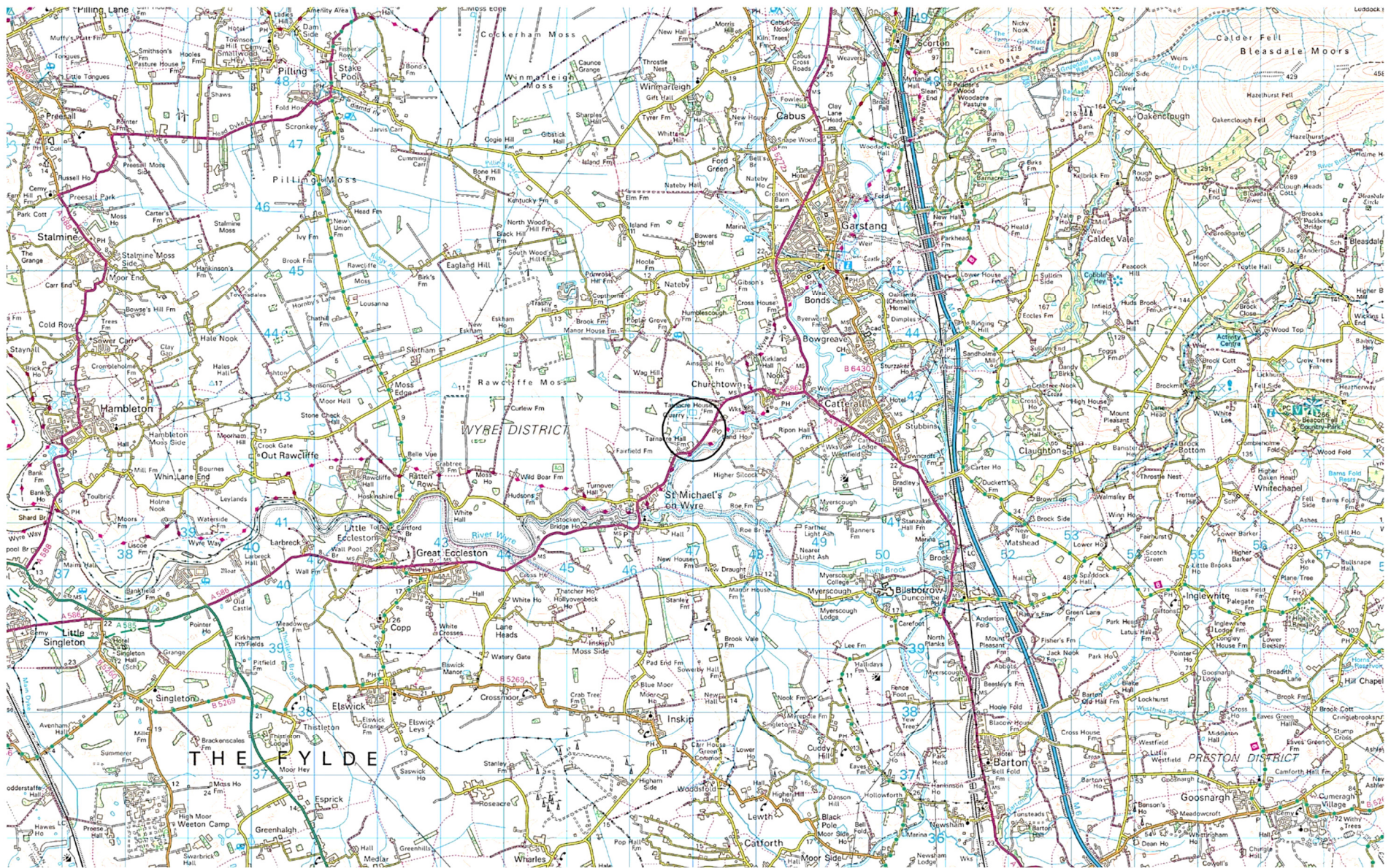
The extraction area from Phase 4 would be fully restored to a fourth waterbody with shallow, seasonal margins, areas of disturbed ground and reed beds. Wet grassland would establish through natural regeneration with ephemeral wetland scrapes and willow carr scrub would be implemented for nature conservation and biodiversity purposes. An area of hardstanding would be created to the south of the final waterbody to retain access to the site.

Viewing Is strictly by appointment through the selling agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel 01200 441351 or email to sawley@rturner.co.uk . Lot 1 is accessible by driving up Band Lane. Lot 2 is accessible by driving up Brook House Farm Drive.

Method of Sale The land is offered for sale in two lots by informal tender and each lot must be given a separate figure but there is a section on the tender form to state whether or not the two offers are subject to acceptance as one deal. The closing date for offers in writing is 12noon on Wednesday 5th July 2023. Tenders will be seriously considered for the whole or separate lots or separate fields on the understanding that sale contracts are exchanged without delay to allow for completion of sale in August 2023.







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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.

Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH



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