

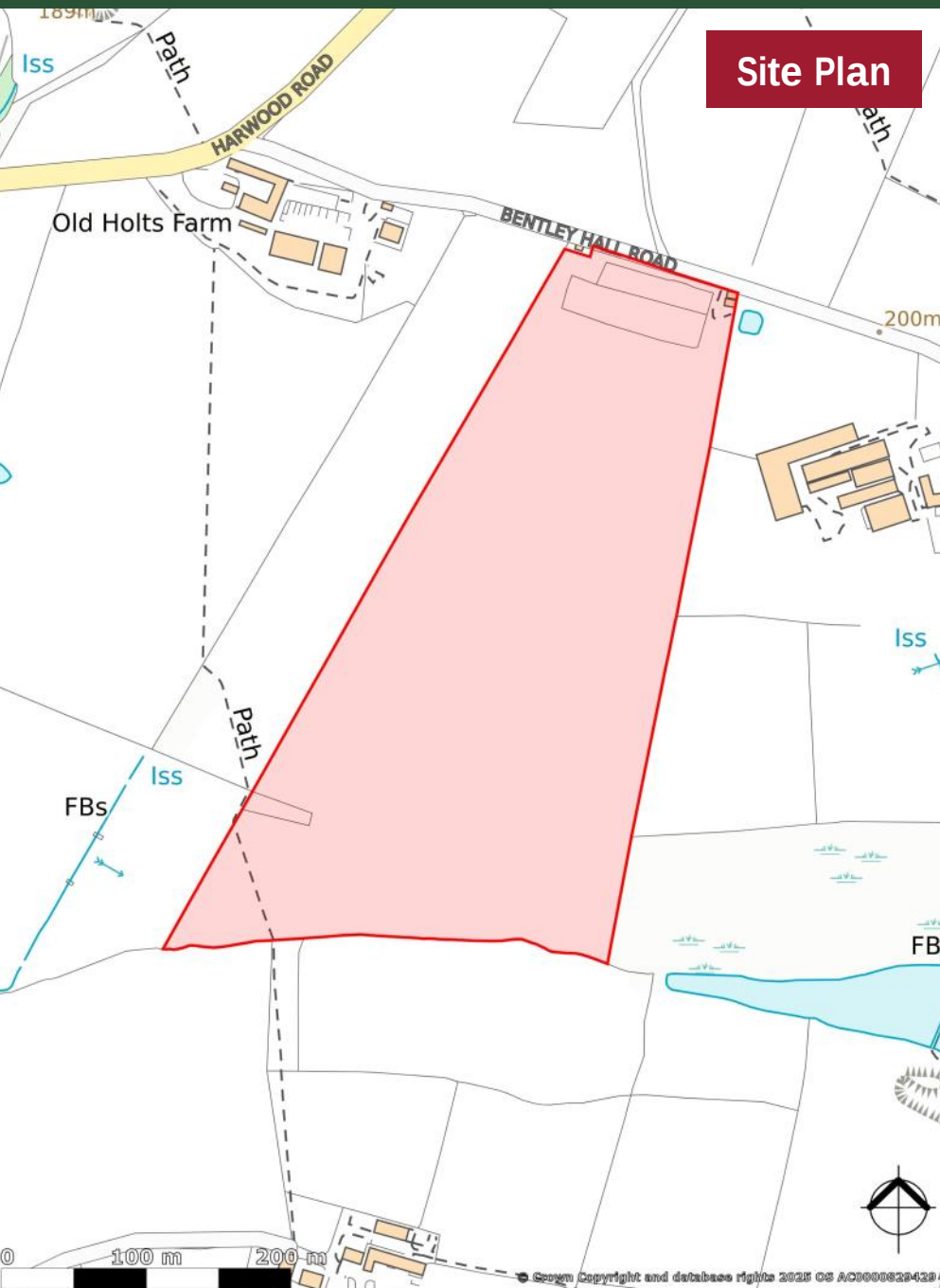
OIRO £350,000



Armitstead
Barnett

Land & Buildings off Bentley Hall Road, Bury, BL8 3PH





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Offers in Region of £350,000

- Smallholding / Equestrian unit including buildings and yard.
- Excellent block of 25.46 acres (10.30 hectares) or thereabouts of grassland meadow and pasture.
- Newly constructed substantial steel portal frame building and timber stables.
- Planning approved for further agricultural building and equestrian menage.
- Located within close proximity to Bolton and Bury.
- Interest to amenity, equestrian, agricultural, and lifestyle purchasers.



An exciting opportunity to acquire a smallholding / equestrian unit extending to 25.46 acres (10.30 hectares), or thereabouts, of meadow and pastureland including a substantial agricultural building, range of four timber stables, yard area and planning consents approved for the erection of a new agricultural building and equestrian menage.

The land is accessed off Bentley Hall road with a stone access track leading down to the new agricultural building and the proposed site for the new menage and additional agricultural building. The property provides great scope for lifestyle farming, equestrian stabling, or general storage, with the site also having great potential for alternative uses, subject to gaining the necessary planning consents.

The agricultural building comprises a 80ft x 40ft four bay steel portal framed building being under a pitched sheet roof and including a concrete floor, concrete panelled walls and Yorkshire Board cladding to the eaves. The building includes large metal sliding doors and is currently being utilised for cattle livestock housing.





The stabling comprises two timber stable blocks under pitched roofs providing for four individual stables with central concrete yard. The land also benefits from planning consent for the creation of an equestrian menage (30m x 50m) positioned adjacent to the agricultural building, with Prior Approval Consent also granted for the erection of a further agricultural building (60Ft x 55Ft).

Under the Land Classification Maps for England and Wales, the land is classified as Grade 4, being gently sloping by nature and being utilised for livestock grazing and forage production. The land is ring-fenced and divided into separate field enclosures with predominantly timber post and wire fencing.

The land has good access to surrounding road networks and given the versatility of the smallholding, including a substantial building, stables, and yard alongside planning consent for a further building and menage facilities, the holding will appeal to a range of purchasers to include amenity, equestrian, agricultural, and lifestyle users.

For more information on location, please see the site plan with the property edged red.



General Remarks

Services: The land is not connected to any mains services.

All purchasers should satisfy themselves as to the presence (or not) or services prior to exchange of contracts.

Restrictive Covenants: None known to the seller.

Listed building: The property is not Listed..

Conservation Area / AONB: The property is not situated within a Conservation Area or AONB.

Easement, and Wayleaves or Rights of Way: It is understood that the property benefits from a Right of Way over Bentley Hall Road in order to access the property. It is understood that a a mains water pipeline crosses under the land.

Tenancy Agreements: The Golf Club rent a 'T Box Section' within the south western corner of the land for use alongside the golf course. The rent per annum totals £250.

Footpaths / Bridleways: We understand that there is a Public Right of Way which crosses over the very south western corner of the land.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1

Unimplemented Planning Consents: Property benefits from consent under Application Ref: 70524 for the construction of a new menage. This planning consent also provided planning for the two stable blocks which have already been erected. Property also benefits from Prior Approval for the erection of a new agricultural building under Application Ref: 71102.

Planning Consents affecting the property: The vendor have not made us aware of any planning consents they feel may affect the property.

Coal field / mining area: The property is not known to be situated in a coal field area. Information obtained from the Local Authority and British Geological Survey.

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Bury Council

Viewings: Viewings are strictly by appointment with the sole selling agents. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location: shots.milk.models

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



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