



## Land at Adlington Gate Farm, Sod Hall Lane, Preston, PR4 4XP

- 13.88 Acres (5.62 hectares), or thereabouts.
- Excellent block of current arable land.
- Suitable for sowing grassland pasture / meadow.
- Located to the edge of New Longton and Preston.
- Good access onto Long Moss Lane.
- Interest to agricultural, amenity, equestrian and lifestyle purchasers.

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**FOR SALE BY PRIVATE TREATY**  
**O.I.R.O £165,000**





## **General Description**

An excellent opportunity to acquire 13.88 acres (5.62 hectares), or thereabouts of quality arable land. The land benefits from access off Sod Hall Lane and will appeal to a range of purchasers to include agricultural, equestrian, amenity and lifestyle.

Under the Land Classification Maps for England and Wales, the land is classified as Grade 2, being suitable for quality arable production or could easily be sown to grassland for pasture or meadow purposes.

The land is located to the south of New Longton and Whitestake, with the City of Preston being to the north. The land also has superb accessibility onto the A59 and M6 road networks.

The land is level by nature and has previously been utilised for cereals and root cropping, being capable of growing a wide range of crops.

For more information on location, please see the Location and Site Plans with the property clearly outlined.



## General Remarks

**Rights of Way, Easements and Wayleaves:** It is understood that the land benefits from a Right of Access over Sod Hall Lane in order to access the land. Third Party property owners also benefit from a Right of Access over the Lane in order to access neighbouring property.

There is a Public Right of Way which travels over Sod Hall Lane.

**Title and Tenure:** The land is offered for sale Freehold and will be sold with vacant possession upon completion.

**Plans, Area and Schedules:** These are based on ordinance survey plans. The information provided is for reference purposes only. The Purchasers should have deemed to have satisfied themselves to the description of the Land and any error or mistake shall not annul the sale or entitle any party to compensation in respect of thereof. No warranty for the accuracy of any information can be given.

**Services:** No mains services are currently connected to the land.

**Sporting and Shooting Rights:** It is understood that all Sporting and Shooting Rights are held in hand and are included within the sale of the land.

**Local Authority:** South Ribble Borough Council, Civic Centre, Leyland PR25 1DH - Tel: 01772 625 625 -

Web: [www.southribble.gov.uk](http://www.southribble.gov.uk)

**Basic Payment Scheme/Environmental Schemes:** The land does not include any Basic Payment Scheme Entitlements and the land is not subject to any Environmental or Countryside Stewardship Schemes.

**Overage Clause:** The sale of the land will include the provision of an Overage Clause for a period of 25 years should the land gain residential or commercial development, reserving a payment to the Vendor of 50% of the uplift in the increase in value of the land following the change of use. The trigger event will include the sale of the land following the grant of Planning Permission or the commencement of the development, whichever be sooner.



**Viewings:** Viewings for the land may be undertaken during daylight hours, with a copy of the Sales Particulars in hand.

**Health & Safety:** Care should be taken even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land.
- Please do not enter fields with livestock present
- No children are to be allowed on site even if accompanied.
- Armitstead Barnet LLP as the agent accept no responsibility for any loss or damage caused when viewing the land.

**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, proving address as well as photographic 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:** Private Treaty

For further information please contact Simon G Wells BSc (Hons) MRICS FAAV. Tel: 01200 411 155.

**SUBJECT TO CONTRACT**



**North Lancashire**

Market Place, Garstang,  
Lancashire PR3 1ZA  
**01995 603 180**  
garstang@abarnett.co.uk

**South Lancashire**

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
**01704 859 995**  
burscough@abarnett.co.uk

**Cumbria**

Lane Farm, Crooklands,  
Milnthorpe, LA7 7NH  
**01539 751 993**  
cumbria@abarnett.co.uk

**Ribble Valley**

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
**01200 411 155**  
clitheroe@abarnett.co.uk

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.