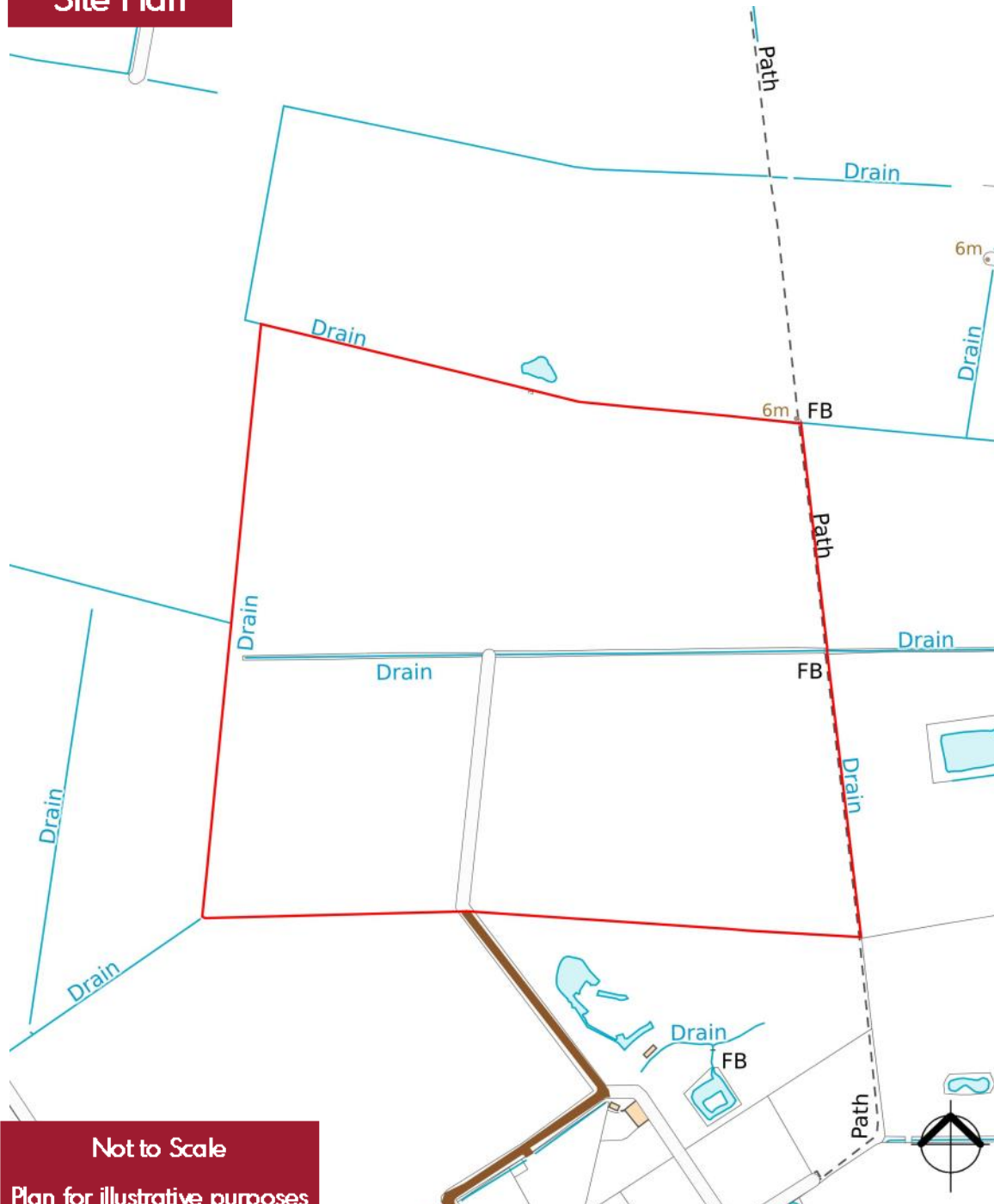


Land off New Lane, Eagland Hill PR3 6BA

Asking Price: £460,000



Site Plan



Not to Scale

Plan for illustrative purposes

Land off New Lane England Hill, PR3 6BA

For Sale by Private Treaty

Asking Price: £460,000

- **51.44 Acres** (20.82 hectares) of productive grade 2 temporary grassland
- Split into four field parcels
- Accessed via a single stoned track off New Lane
- Encompassed in post and wire fencing and open ditches
- Undergone extensive drainage works in recent years
- For sale as a whole by private treaty

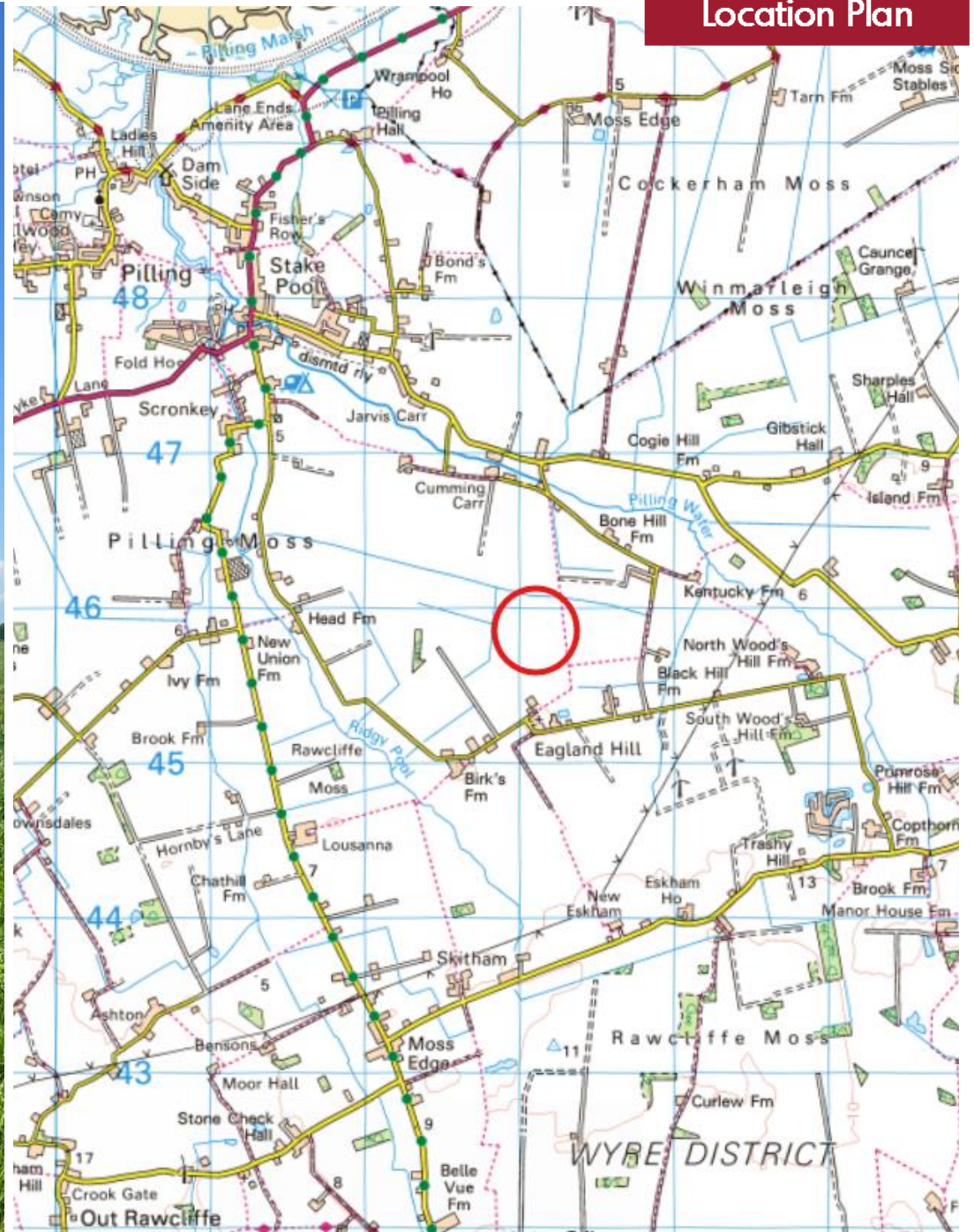


A productive 51.44 acre block of Grade 2 arable and horticultural land currently down to temporary grassland, and split into four well-proportioned field parcels. The land has been cropped for potatoes in previous years demonstrating its versatility to a range of agricultural enterprises.

The land is level in nature, encompassed in post and wire fencing and open ditches.

The land is accessed down a shared, single access track leading off New Lane through a single gate, with a stoned access track continuing through the centre of the land providing access to all field parcels.

The land is classified as Grade 2 and lies within soilscape 26 consisting of raised bog peat soils with naturally wet drainage best suited to arable and horticultural production. However, we understand the vendors have invested heavily in redraining the land in recent years.



Location Plan

General Remarks

Services: We are not aware of any services connected to the 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.

Sporting and Shooting Rights: The Sporting and Shooting Rights are not included within the sale of the land.

Restrictive Covenants: N/A

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

Easement, and Wayleaves or Rights of Way: The property is accessed by a vehicular right of way over the single access track shaded brown on the site plan

Coal field / mining area: The property is not situated in a coal field or mining area.

Flood Risk: Very Low.

Footpaths / Bridleways: There is a public footpath running along the eastern boundary shown by a dashed black line on the site plan.

Title & Tenure: The property is offered for sale Freehold under title number LAN7155 with vacant possession upon completion.

Local Authority: Wyre Borough Council, Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU.

Viewings: Viewings may be undertaken during daylight hours with a copy of the sale particulars.

What three Words Location : ///bagels.galloped.moral

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

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 the attention of Megan A Metcalfe BSc (Hons) MRICS FAAV

SUBJECT TO CONTRACT

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



Access Track



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

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

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

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



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