



LAND OFF LEE LANE, ABRAM, WIGAN, WN2 5QS

- Excellent block of approximately 28 acres of pasture and meadow land
 - Hardcore yard area suitable for stabling/keeping machinery
 - Close to the towns of Abram and Wigan
- Of interest to amenity, equestrian, agricultural and lifestyle purchasers

Price: £250,000



General Description

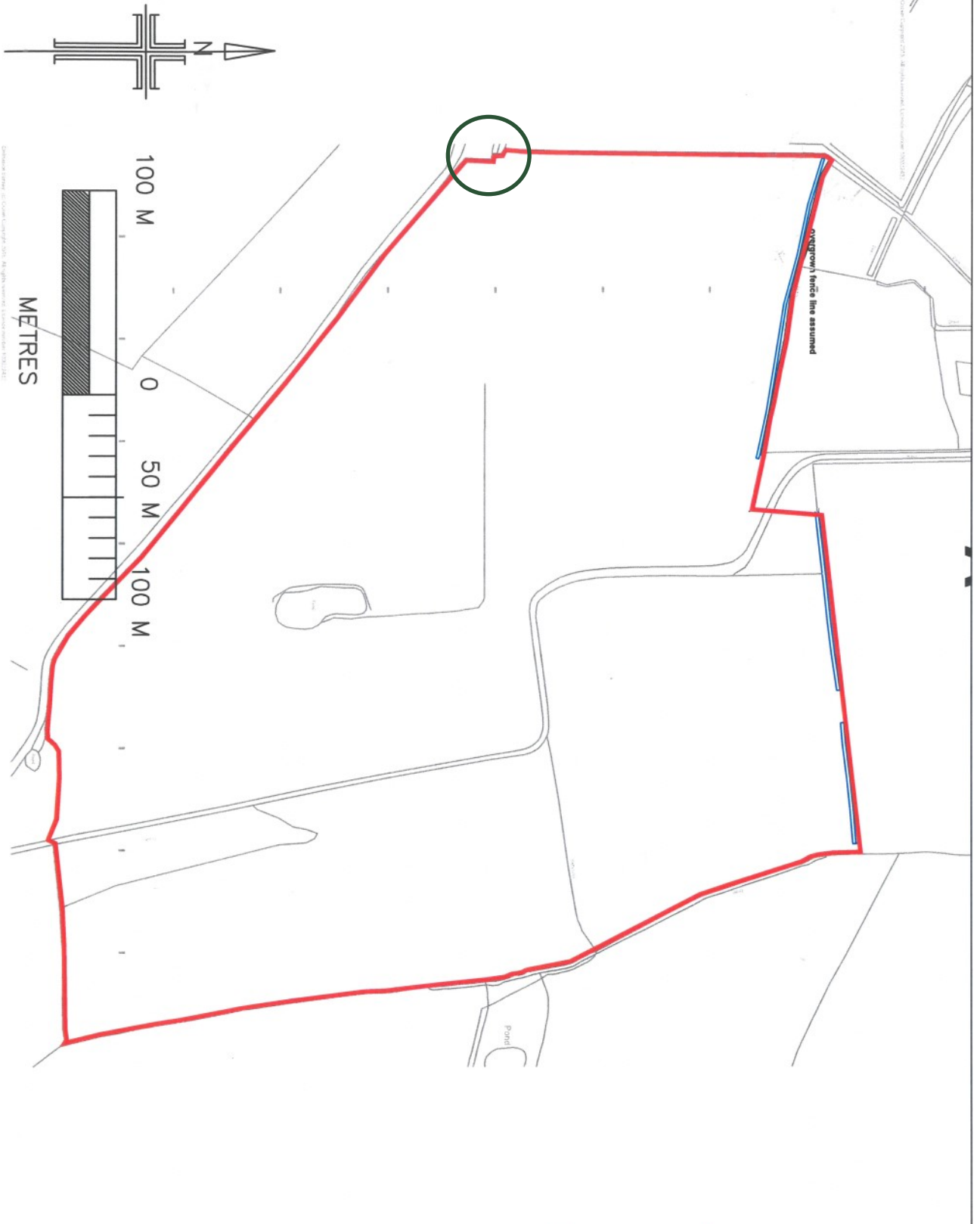
This is a rare opportunity to purchase approximately 28 acres of well maintained pasture / meadow land, currently forming part of a large smallholding showed in more detail on the site plan and location plan below.

One of the many benefits of this site, is its excellent accessibility to neighbouring towns and villages such as Abram, Wigan, Leigh and Haydock. The Northwest motorway network of the M6, M61, M60 and M62 are all easily reachable from the land.

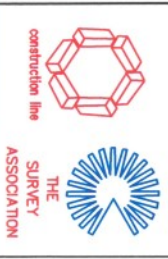
The placing of this block of land will be of particular interest to equestrian purchasers due its convenient layout. The land is currently split into 5 good sized paddocks, 2 of which are currently used for growing hay, the other 3 used for grazing horses, the whole site has recently been fenced with post and wire fencing. Maypole Equestrian Centre and Abram Hall Riding Centre are nearby to the property. There are 11 stables on skids, located on the hardcore yard area to the north of the site, we have been informed that there is no planning permission exists for these stables.

To the north of the parcel of land is a pond which hasn't been fished for well over 2 years. According to DEFRA's Land Classification Map, the land is classified as being grade 3 .

Access to the land, is from Lee Lane which is highlighted on the site plan, with a circle. The paddocks are serviced by a 'spine track' giving easy accessibility to all of the paddocks in horseboxes/trailers/tractors.



Site Surveying Services - A.M.I.C.E.S.
 Suite 7
 Grindleton Business Centre
 Grindleton, Lancs
 BB7 4DH
 Tel: 01200 438320
 Fax: 07092376338
 www.sitesurvey.co.uk
 Land / Engineering Surveyors
 Setting Out & Control Surveys
 Topographic/Volumetric Surveys
 GPS Specialists using also
 GPS Post Process to the any site
 to OS without trig point or BM
 Construction Line Registered
 TSA member



Revision: A

All work to our standard terms & conditions (see website for details)

To local grid based on osn15/08gn15
 All work to sss specification, some by gps
 Contact us regarding details

Drawing Number: sss-8146

Drawn By: MK

Checked By: HW

Date: 11/09/2018

Scale: 1:2500 @ A4

Distance shown is Crown Copyright 2013. All rights reserved. Licence number: 100020203

General Remarks

Right of Way, Easements & Wayleaves: The property is sold to and with the benefit of all rights, including Rights of Way whether public or private, light, support or drainage, telephone and electricity supplies and other rights and obligations, Easements and Quasi Agreements, restricted covenants and all existing and proposed Wayleaves, masts, pylons, stays, cables, drains and water, gas and other Planning scheme of Local Authorities without obligation on part of the Vendor or the Agents to specify them. The agents are aware of a Wayleave in favour of Electricity North West, 2 pylons are on the land, no payment is received for these. The agents are also aware of 2 footpaths crossing the land, along the easterly boundary and from Lee's Lane, directly across the land.

Title & Tenure: The property is offered for sale Freehold and will be sold with Vacant Possession upon completion.

Plans, Area & Schedules: These are based on Ordnance Survey Plans. The information provided is for reference purposes only. The purchasers shall have deemed to have satisfied themselves to the description of the property and any error or mistake shall annul the sale or entitle any party to compensation in respect thereof. No warranty for the accuracy or any information can be given.

Local Authority: Wigan Council, Wigan Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 1YN. www.wigan.gov.uk/

Services: There are no services connected, however a water supply is assumed to be in close proximity.

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 & Shooting Rights: All Sporting and Shooting Rights are included within the sale of the property.

Overage Clause/Development Clawback: The land will be subject to an Overage clause for a period

of 30 years, reserving 25% uplift in value to the Vendors upon a Change of Use to residential or commercial consent.

Viewings: Viewings for the properties may be undertaken during daylight hours, with a copy of the Sales Particulars

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 Barnett LLP as the agent accept no responsibility for any loss or damage caused when viewing the land.

Boundaries: The purchaser will be responsible for erecting the Northerly boundary on the site plan within 4 weeks of completion.

For the attention of Alexandra Hinchly BSc (Hons)

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.

Method of Sale: Private treaty

SUBJECT TO CONTRACT

AMC Agents

Armitstead Barnett act as Agents to AMC. For a free, no obligation consultation on a range of AMC flexible and standard finance products which are currently available, please contact **Mr Richard D. Furnival BSc (Hons) MRICS FAAV** on 01995 603180/07967 647378

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.