



Guide price **£47,500**

Plot 4, Westhead Paddocks, School Lane, Westhead, Lancashire, L40 6HW

0.85 ha (2.09 acres) of grassland suitable for equestrian/lifestyle farming with an actual usable paddock area of 2.06 acres.

Post and wire fenced with a galvanised field gate.

The paddock has vehicular access off the west side of School Lane via a grass track. Mains water is connected but would need recommissioning as it has not been used.

There is a covenant placed upon the land by Quantil Farms Ltd :

'not within a period of twenty years from 12 April 2007 to use the property hereby transferred or any part or parts thereof or permit or suffer the same to be used or occupied for any purpose other than the purpose of agriculture or the keeping of horses'.

In addition there is a **clawback agreement** :

If during the 20 year period from 12 April 2007 planning permission is obtained for a more valuable use then Quantil would be entitled to 50% of any uplift in value.



General Remarks

Services: We are informed that there is mains water connected but this would need re-commissioning by the new owner.

Title and tenure: The land is offered Freehold with vacant possession upon completion.

Boundaries: Boundaries are clearly marked by post and wire fencing. The access is via an agreed right of way.

Disclosures: Please refer to the covenant and clawback clause as detailed overleaf.

Local Authority: West Lancashire Borough Council

Money Laundering Regulations Compliance: please bear in mind that Armitstead Barnett will require from any purchaser looking to offer on a property/land, details of any chain, confirmation of the purchasers 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

Sale by Private Treaty

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