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We Value Your Property

11.35 Acres of Productive Grassland
Known as Land at Pendlebury Lane, Haigh, Wigan WN2 1LT

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Asking Price £ 120,000

A parcel of productive grassland with good access and well fenced predominantly with post & sheep netting.

The land is predominantly level and currently comprises a good winter sward with low stocking density grazing sheep in a paddock system. ideal for keeping horses.

Tenure

We understand the land is held freehold in title.

Wayleaves & Easements

The land is to be sold subject to any existing wayleaves, easements etc which may affect the property.

Services

There are no mains services connected.

Environment Schemes

The land is currently entered into a Countryside Stewardship Agreement until 2025 however the purchaser is not bound to entering into a Scheme agreement, subject to legal confirmation.

Asking Price £120,000

Viewing

Please contact the selling agent to advise a day & time of unaccompanied viewing during daylight hours in order that we may notify the vendor.

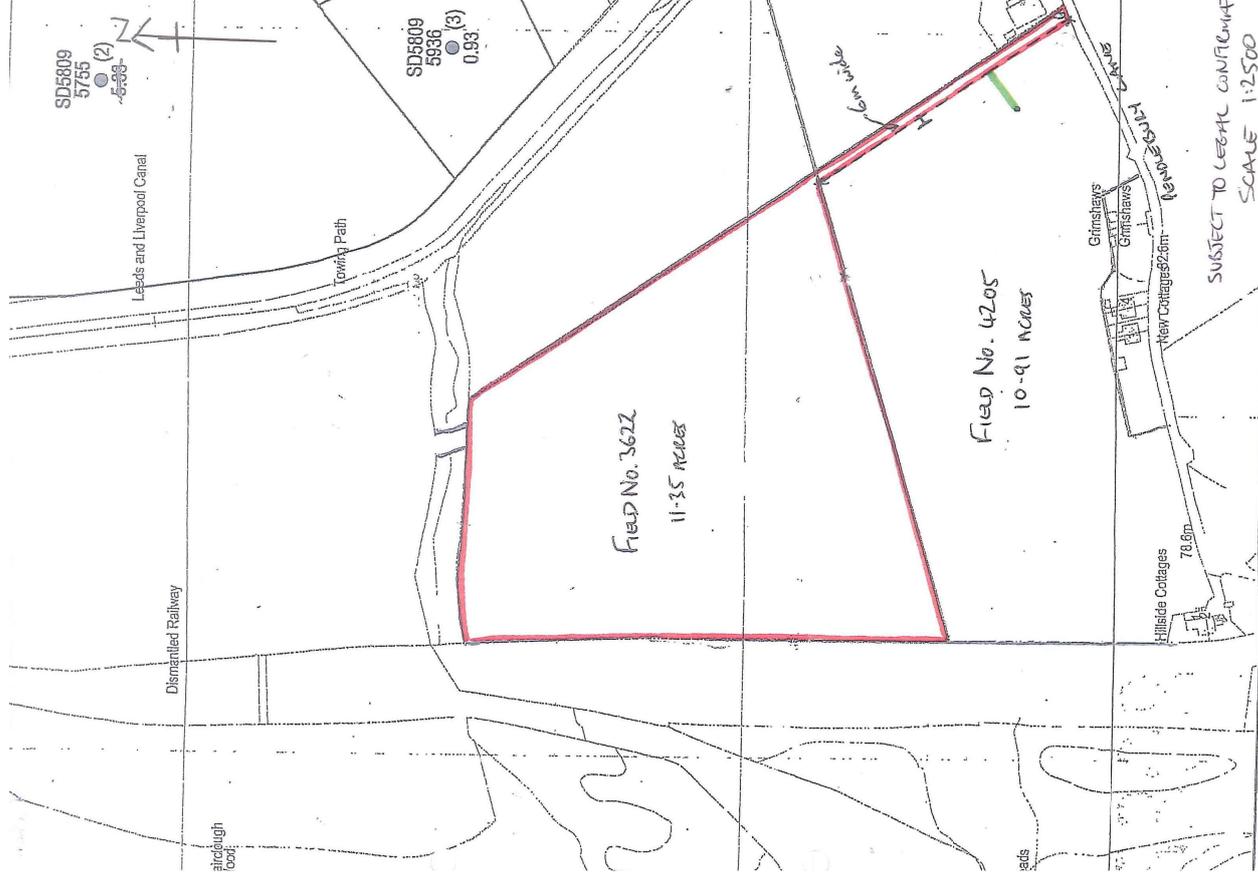
Deposit

The successful buyer will be required to place a deposit of 10% of the purchase price with the vendor's solicitors upon issuing of heads of terms for the sale of the land, deductible from the purchase price and non-refundable following satisfactory legal searches.

These details do not form any part of a binding contract of sale of the land and are produced subject to contract.

Vacant Possession

Following completion of sale, immediate vacant possession is available.



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SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts.
CONDITIONS: These particulars are issued on the following understanding: 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickavance, themselves and for the vendors or lessors of the property, further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickavance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickavance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.