



7 acres of Grassland at Bretherton Road, Croston PR26 9RF

For sale by informal tender

Offers to be submitted no later than 12pm on 27th January 2022



## 7 acres or thereabouts of Grassland at Bretherton Road, Croston Village, Lancashire PR26 9RF

For sale by informal tender

Offers to be submitted no later than 12pm on 27th January 2022

Guide Price Offers over £ 70,000

### Tenure

We understand the land is held freehold with immediate vacant possession available.

The land has been grazed for sheep in recent years.

### Overage

The land is offered subject to a residential development overage provision which will be for a term of 30 years and shall be a payment of 50% of the uplift in value following grant of a relevant planning permission(s) payable on sale of the land with the permission or commencement of the development, whichever is the sooner, subject to legal confirmation.

### Wayleaves & Easements

The land is sold subject to any existing wayleaves, easements etc which may exist, subject to legal confirmation.

### Basic Payment Scheme Entitlements

We understand that Basic Payment Scheme Entitlements are not available nor included in the land sale.

### Services

We are not aware of any mains services to the land.

### Guide Price

The land is marketed at a guide price of offers over £70,000

### Viewing

The land may be viewed unaccompanied during daylight hours.

Informal Tenders are invited in writing or by email by no later than  
12 noon on Thursday 27th January 2022

**[Via email to adamp@shpvaluers.co.uk](mailto:adamp@shpvaluers.co.uk)**

Offers should include offer price (not a value per acre or per Ha) together with full name & address with contact telephone number of offeror, offeror's solicitors details and confirmation of finance (eg cash or subject to loan facility etc)

All offers will be reported to the seller following close of the informal tender process. All offering parties will be advised of the outcome within 5 working days following the tender date.

### Exclusivity Deed

The successful tender will be required to enter an exclusivity deed for the consideration of £10,000 non-refundable but deductible from the sale price, subject to legal confirmation.

Exchange and Completion will be six weeks from engrossment of the exclusivity deed.

These details do not form any part of a binding contract of sale of the land and are produced subject to contract. The vendor is not required to accept the highest or any offer made and may withdraw the land from sale.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

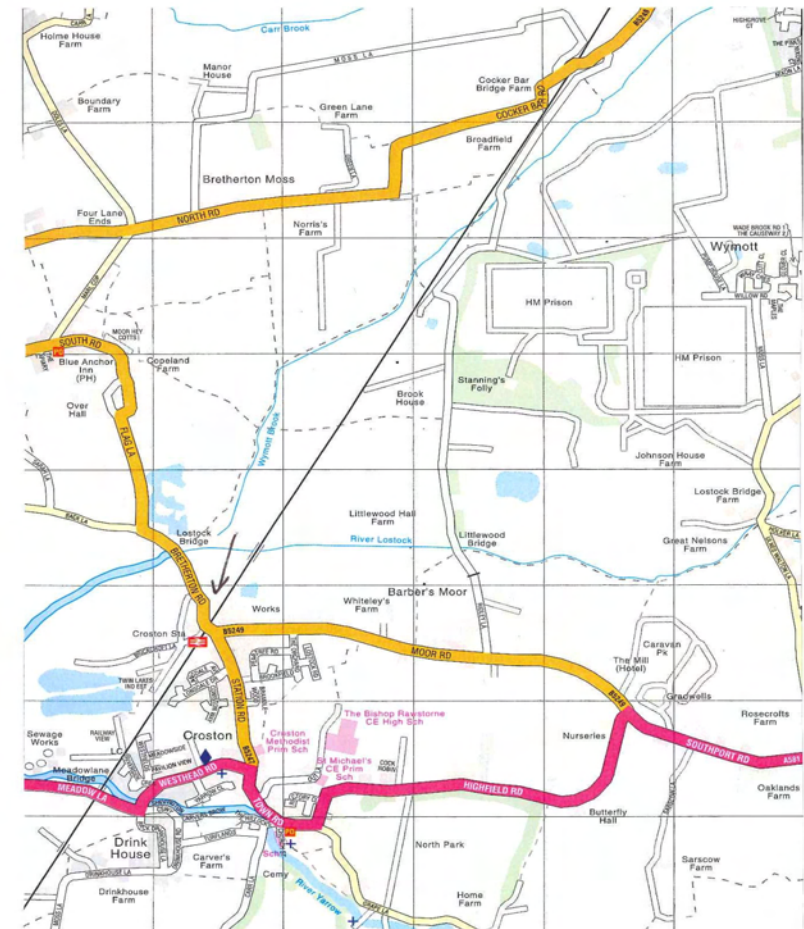
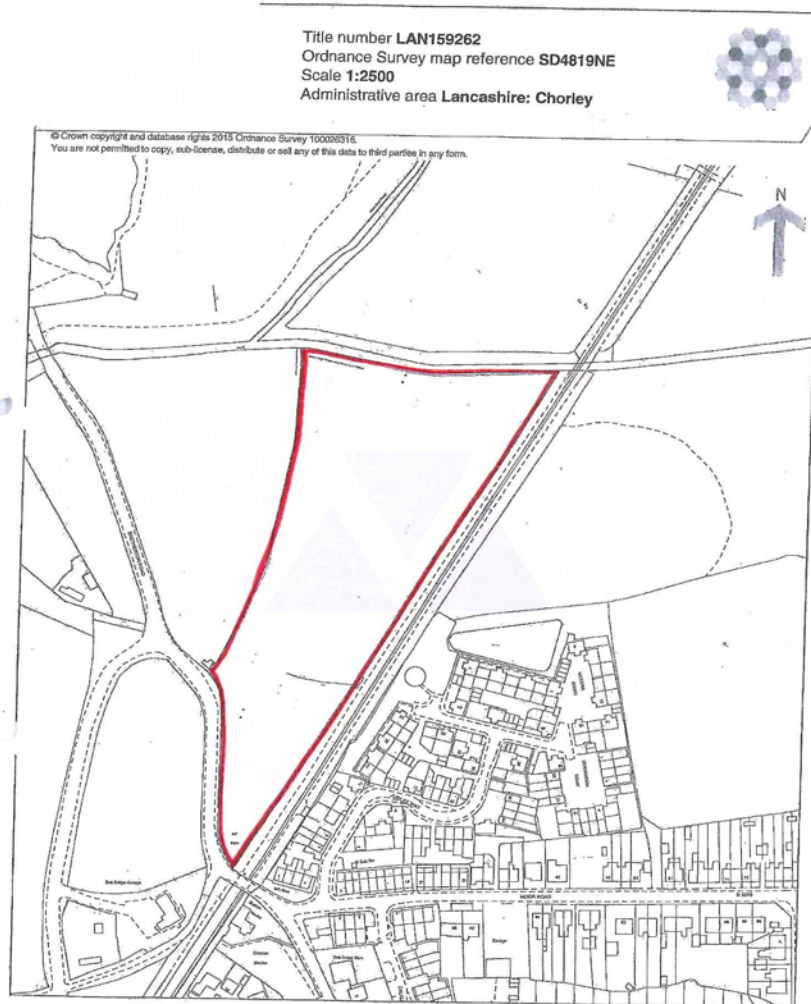
- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property





Extract of Title Plan, subject to legal confirmation  
Not to Scale

Location Plan



PRS Property  
Redress  
Scheme



**SHV VALUERS**  
RESIDENTIAL FARM COMMERCIAL

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[www.shpvaluers.co.uk](http://www.shpvaluers.co.uk)

**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 Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for 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 Pickervance 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 Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.