



7.93 acres Land West of Cocker Bar Road, Leyland PR26 7TA  
For Sale by informal tender at 12 noon on Thursday 10 August 2023 Guide Price £90,000

**7.93 acres (3.21 Ha) of Land West of Cocker Bar Road, Leyland PR26 7TA**

**For Sale by informal tender Guide Price £ 90,000**

A productive level parcel of arable land suitable for growing most root crops as well as cereals and grass.

The land is currently growing a barley crop under a periodic farm business tenancy expiring 31 October 2023.

The land has good access at the junction of Cocker Bar Road onto an unadopted road leading to Much Hoole Moss.

The land is bordered by a district railway line to its east boundary, Carr Brook to its south boundary. There is a public footpath running along its west boundary. There is frontage and access to the land to its north boundary.

**Tenure**

The land is held freehold in title number LA830632 with vacant possession available on 1 November 2023. The land is sold subject to the terms of the existing tenancy agreement and the new owner shall notify the tenant of their purchase within two weeks following completion of sale. There shall be no rent payable by the current tenant to the new landowner nor any rent rebate payable by the vendors to the purchaser, assuming completion of sale occurs prior to 31 October 2023.

**Restrictive Covenant**

The vendors impose a restrictive covenant against any building to be erected on the land.

**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.

**Informal Tender**

Informal tenders are invited by 12 noon on Thursday 10 August 2023.

Please submit tenders to [adamp@shpvaluers.co.uk](mailto:adamp@shpvaluers.co.uk) to include;

Name:

Address:

Contact number:

Offer Sum:

Proof of Funding:

Solicitors Details:

Formal ID (Passport or Driving Licence plus Utility bill):

**Guide Price**

The land is marketed at a guide price of £ 90,000

**Viewing**

The land may be viewed unaccompanied during daylight hours.

Please note that the land is growing a crop therefore no dogs allowed whilst viewing. Please walk the tramlines avoiding damaging the crop.

Location: what3words episode.plotter.roughness

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.

We should be in a position to notify tenderers of their success or failure within five working days following the informal tender date.

The purchaser shall pay a non-refundable but deductible deposit of £10,000 to the vendor's solicitors upon notification of their offer being accepted.

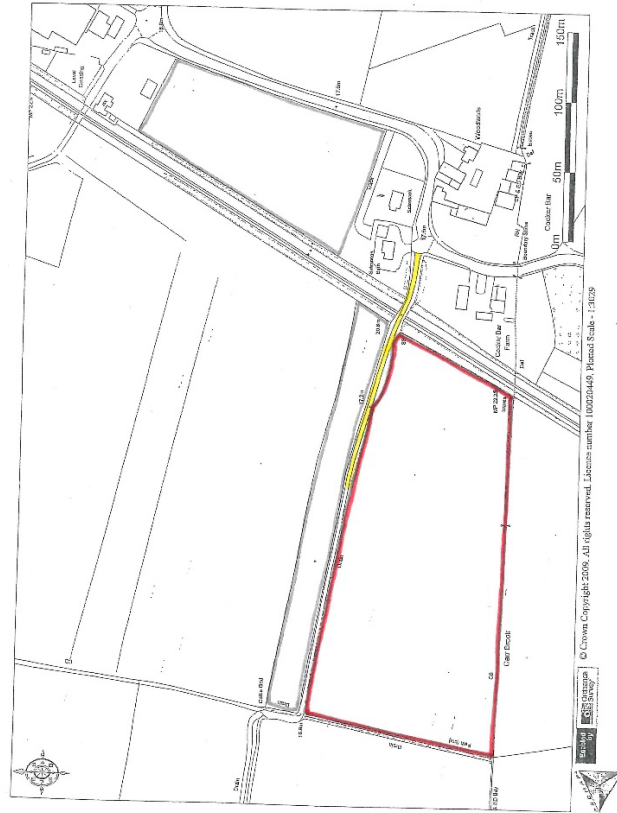
Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

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

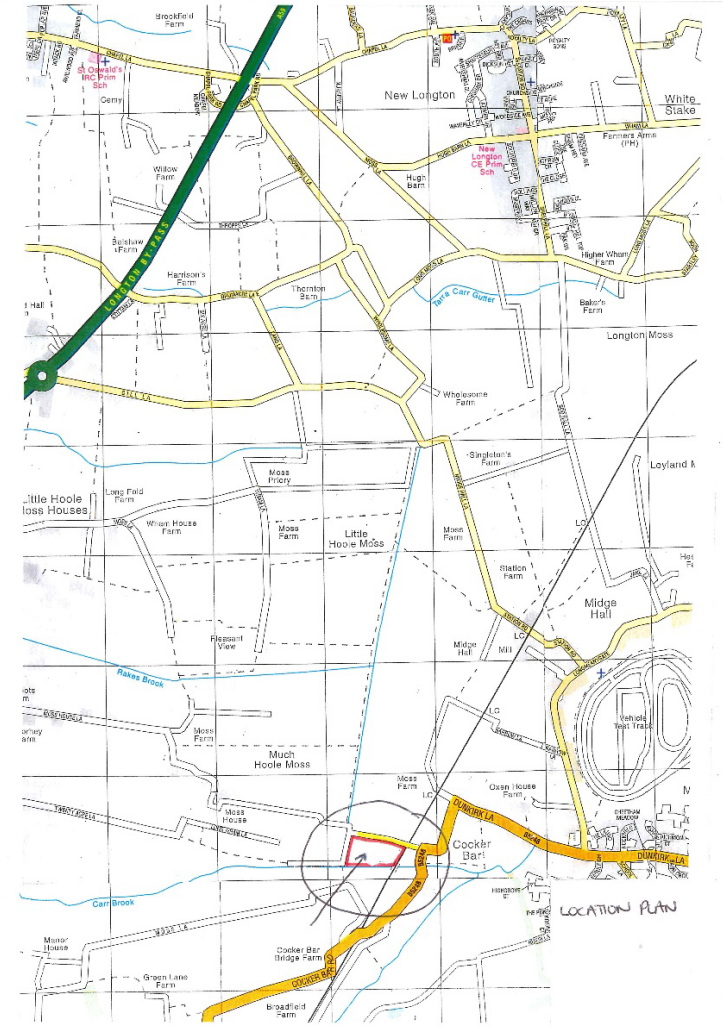
- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation 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



Not to Scale



NOT TO SCALE  
IDENTIFICATION ONLY



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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.