



2.47 acres (1.0 Ha) of Land with Fenced Yard at Lydiate Farm, Lydiate Lane, Ecclestone, Chorley PR7 6LX  
For Sale by informal tender - Tenders invited by 12 noon on Thursday 11 April 2024 Guide Price £150,000

A level parcel of 2.47 acres of productive grassland which includes an undeveloped yard with part palisade fencing and secured gate entrance which has no planning history situated within a complex of individual dwellings which may have future potential for various uses subject to planning permission.

The yard and land have access from an existing private roadway through Lydiate Farm together with a road fronting field gate on Lydiate Lane. The front paddock having frontage to Southport Road (A581).

#### Services

There are mains water and electricity supplies to the yard gate. The buyer will be responsible for the cost of making any water and/or electricity connections.

#### Tenure

Freehold with immediate vacant possession. The yard will be cleared prior to completion of sale

#### Rights of Way

The purchaser will have a full and uninterrupted right of way over the private road to access the yard and land over the roadway coloured in yellow on the plan subject to shared maintenance provisions. The owner of an adjoining dwelling has a right of way over the area coloured in blue on the identification plan subject to shared maintenance provisions.

#### Overage Deed – Southport Road Field

The vendors sell subject to a 50 year overage deed relating to the field fronting Southport Road edged in green on the identification plan in respect of future non-agricultural/equestrian development which will be an overage payment of 50% of uplift in value.

#### Wayleaves & Easements

There is an existing below ground surface water drain which runs through the yard which will remain insitu subject to a deed of easement.  
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.

#### Informal Tender

Informal tenders are invited by 12 noon on Thursday 11 April 2024.

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

Name and Address:

Contact number:

Offer Sum Tendered:

Proof of Funding:

Solicitors Details:

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

#### Guide Price

The property is marketed at a guide price of £ 150,000

#### Viewing

The land may be viewed during daylight hours by prior appointment with the selling agent.

Location: what3words revealing.shield.poetry

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 property from sale.

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

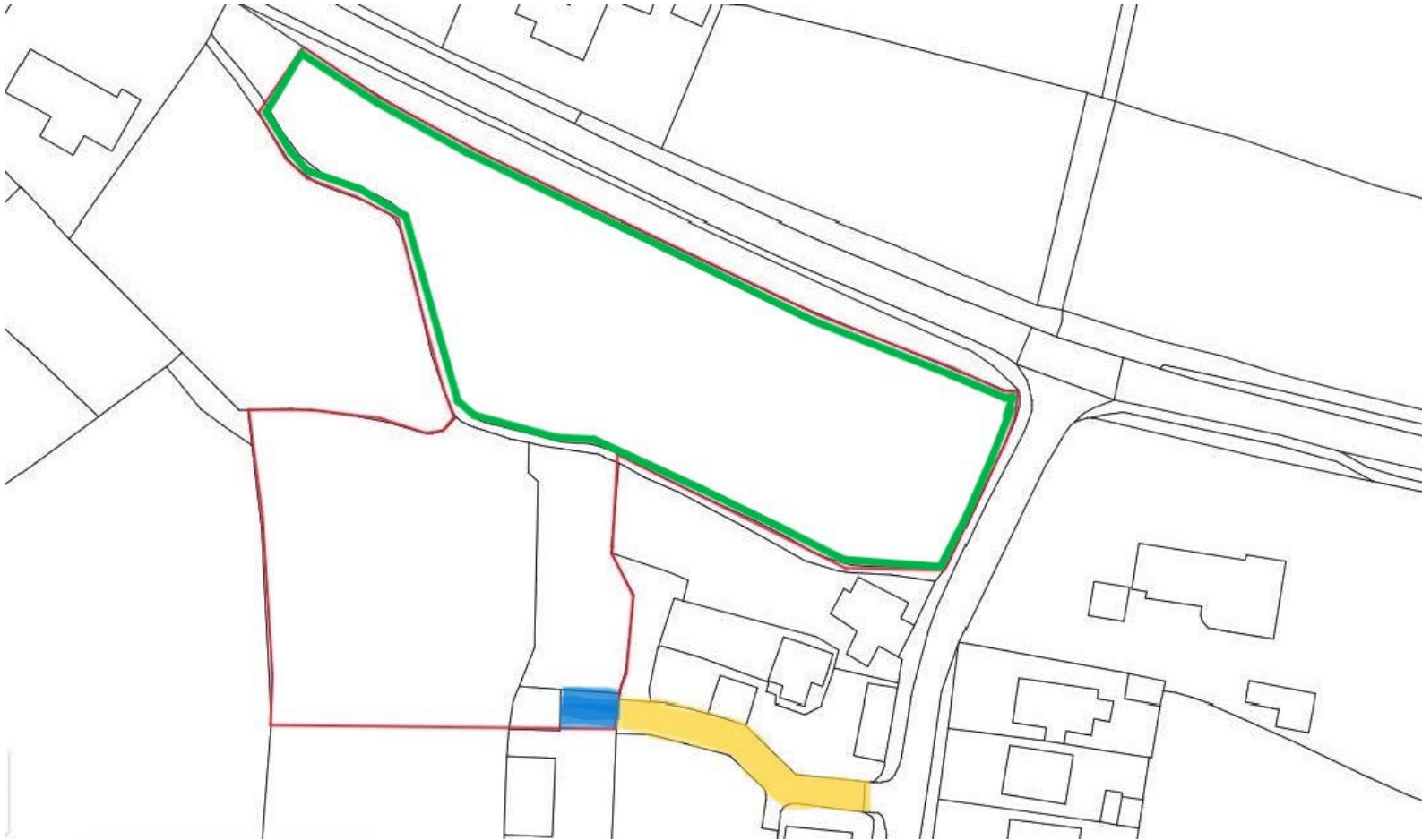
SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (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



Identification Plan, subject to legal confirmation

Not to Scale



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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.