



29.92 acres (12.10 Ha) or thereabouts of Agricultural Land
at Coppull Moor Lane, Coppull, nr Chorley PR7 5JA
TO LET by informal tender by 12 noon on Thursday 29 August 2024

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at Coppull Moor Lane, Coppull, nr Chorley PR7 5JA**

TO LET by informal tender

Invited by 12 noon on Thursday 29 August 2024

A productive level parcel of grassland which is suitable for growing cereal crops.

The land will be occupied under the terms of a less than two year farm business tenancy commencing on 1 September 2024 and expiring on 28 August 2026.

The rent will be payable in full annually in advance on 1 September.

The successful tenant may grow a cereal crop in the first year followed by a grass crop in temporary grass ley in the second year. The land must be surrendered with an established grass ley cover.

The growing of maize or root crops is not allowed.

Environment Schemes

The land is not within any such scheme and as this is for two years the tenant will not be able to enter the land into CSS or SFI etc.

Services

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

Viewing

The land may be viewed unaccompanied during daylight hours.

Informal Tender

Informal tenders are invited by 12 noon on Thursday 29 August 2024.

Please submit tenders to adamp@shpvaluers.co.uk to include;

Name:

Address:

Contact number:

Offer Sum in £ per annum:

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

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

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

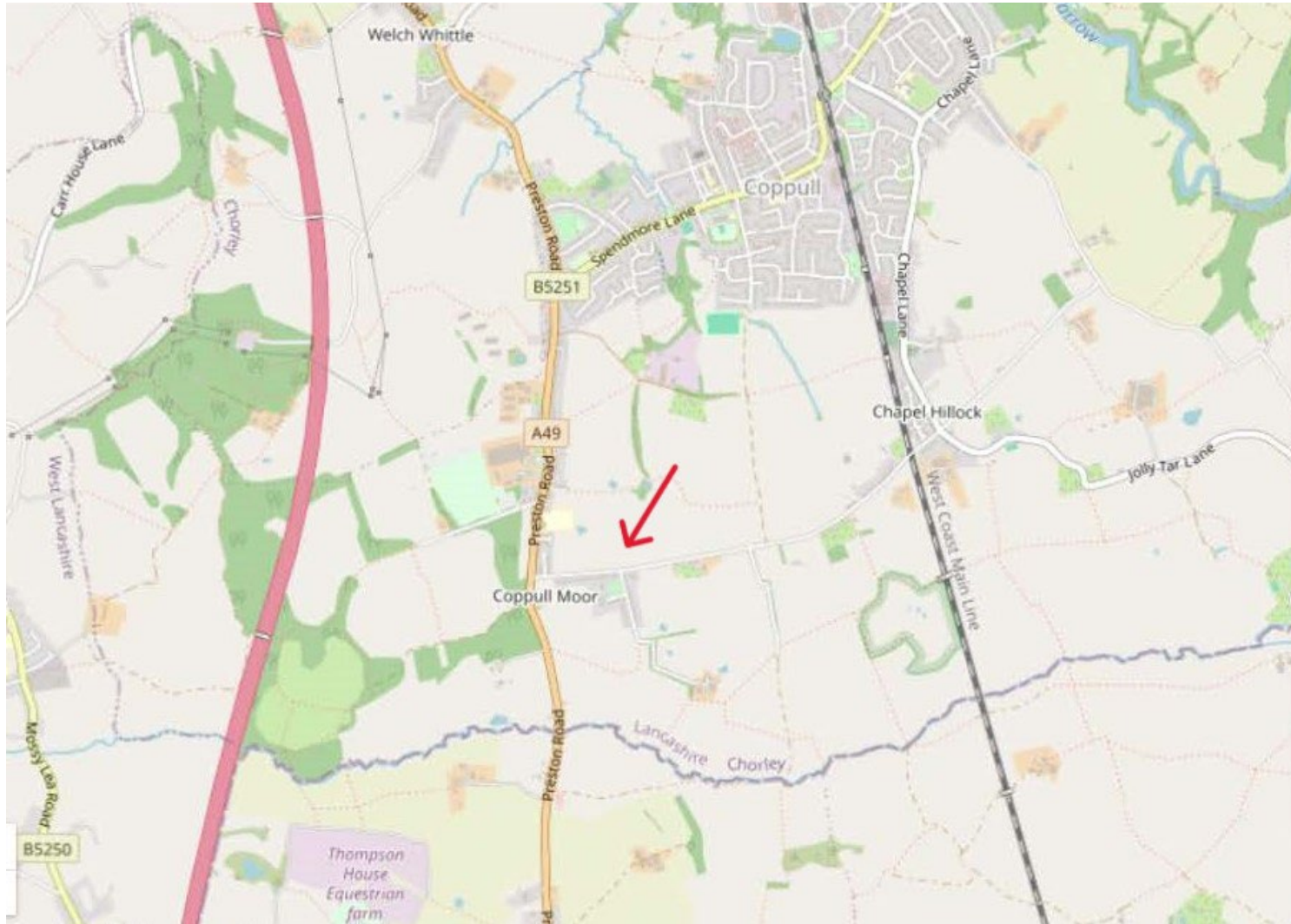
SHP VALUERS Ltd for themselves and for the owner of this land who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance 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 land at the time of first marketing the land, whilst interested parties must satisfy themselves by making a full inspection of the land;
- (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 land

Identification Plan, not to scale



Location Plan



69 Garstang Road, Preston, Lancashire, PR1 1LB

Tel: 01772 555403 Fax: 01772 885333

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.