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THE COMPLETE PROPERTY FIRM

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# LAND

At Rainhill Stoops

Rainhill

St. Helens

**Closing Date:  
17th June 2021**

**FOR SALE BY INFORMAL TENDER  
IN TWO LOTS**

## SITUATION

The land is situated on the Southern edge of Rainhill adjoining Junction 7 of the M62 motorway.

Access to Lot 1 is directly from A57 Warrington Road via a dropped kerb and access to Lot 2 is via a right of way from School Lane.

## DESCRIPTION

The land comprises 9.32 acres or thereabouts in total.

**LOT 1            5.83 ACRES**  
**LOT 2            3.49 ACRES**

Both lots are classified as being grade 2 on the Agricultural Land Classification Map.



## TENANCY

The land is subject to a protected tenancy subject to the Agricultural Holdings Act 1986. The tenant is C.E. Caldwell (Norlands Farm) Ltd. The rent payable is £465 per annum due on 31st December in each year in arrear.

## EASEMENTS AND WAYLEAVES

Lot 1 is subject to Deeds of Grant of Easement dated 6th February 2001 with the National Grid Company and Energis Communications Ltd. in relation to high voltage electric equipment (pylon and over head wires) and fibre optic cables respectively.

## **TOWN AND COUNTRY PLANNING**

The land lies in areas designated as Green Belt within St. Helens Unitary Development Plan which was adopted in 1998, which designation was carried through into the Core Strategy for the Borough adopted in 2012.

## **OFFERS**

Offers in excess of the following are invited:

<b>LOT 1</b>	<b>£80,000</b>
<b>LOT 2</b>	<b>£30,000</b>

## **CLAWBACK PROVISION**

The land is sold subject to a clawback provision entitling the owners to share in 40% of any increase in value arising from the grant of planning permission for use or development other than for agricultural or equestrian use for a period of 60 years.

## **VIEWING**

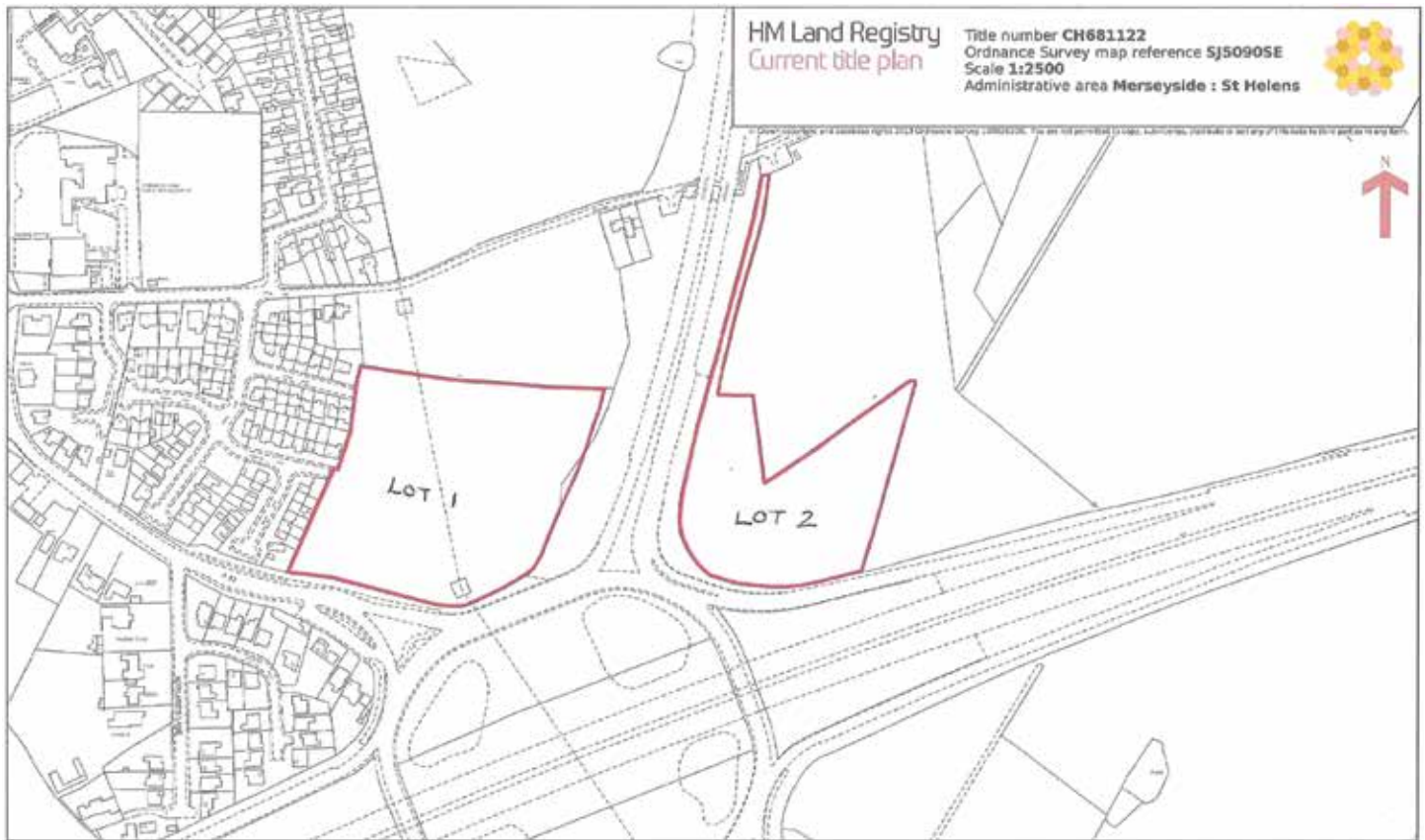
Viewings may be undertaken during daylight hours with a copy of the sales particulars in hand. Please keep to field margins.

Frank Marshall & Co. as the agent accept no responsibility for any loss or damage caused when viewing the land.

## **AGENTS' NOTICE**

Frank Marshall & Co. for themselves and for the seller of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The seller does not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.



**PLEASE NOTE**

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

**SURVEY & VALUATION**

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.

