

FOR SALE

John Pallister
Chartered Surveyors

Land at Bentley Manor Farm
Edgworth,
Bolton, BL7 0JZ



Guide Price £450,000
by Informal Tender

A rare opportunity to purchase just under 70 acres of useful grassland which may be of interest to Agricultural, Equestrian and Amenity purchasers, For Sale as a whole or in Lots

The Coach House
28 - 30 Duck Street
Clitheroe
BB7 1LP

Tel: 01200425697

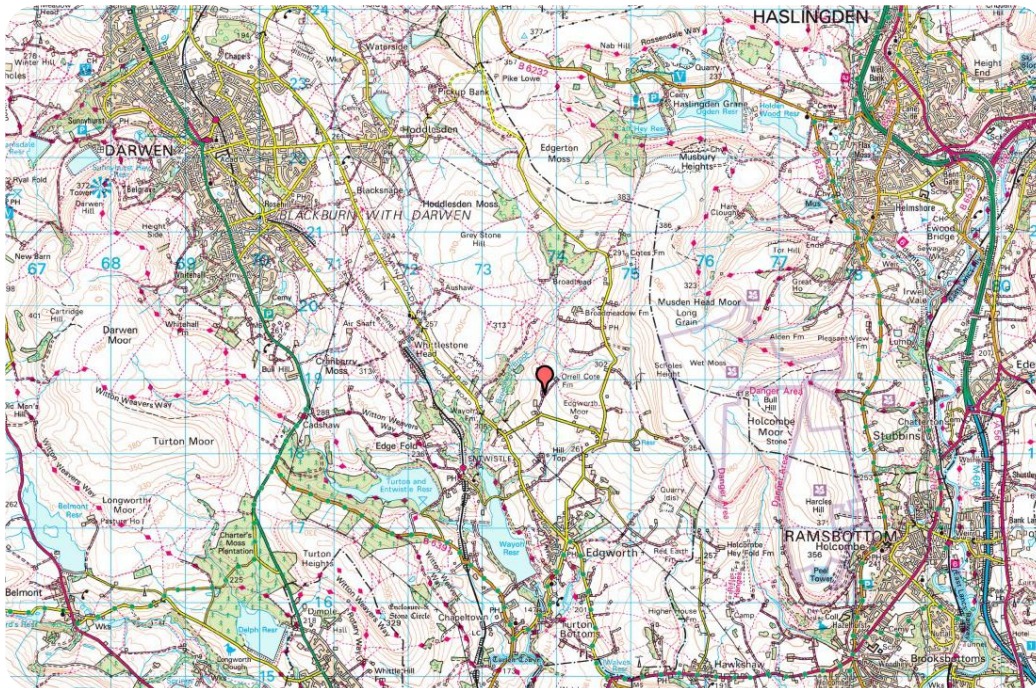
Email: info@pallisters.co.uk



www.pallisters.co.uk
www.pallistersproperty.co.uk

Land at Bentley Manor Farm Edgworth, Bolton, BL7 0JZ

A useful block of grassland split into 4 convenient lots including: moorland, meadow and amenity woodland. The land extends in total to approximately 69.71 acres and will be of interest to Agricultural, Equestrian and Amenity buyers offering untapped potential for environmental benefits and all registered with the RPA.



LOT 1 – 14.12 acres (5.71 ha) OTA



A productive parcel of upland meadow with roadside frontage and access directly from Moorside Road, along with additional access via the farm track leading from Moorside Road

LOT 2 – 28.12 acres (11.38ha) OTA



A block of moorland with some upland pasture, this parcel provides natural water and access via the farm track leading from Moorside Road. Ownership of the track is included within this Lot as marked on the attached plan by a brown dashed line for identification purposes only. The track will be subject to maintenance liabilities in accordance with user and as existing.

LOT 3 – 8.89 acres(3.6 ha) OTA

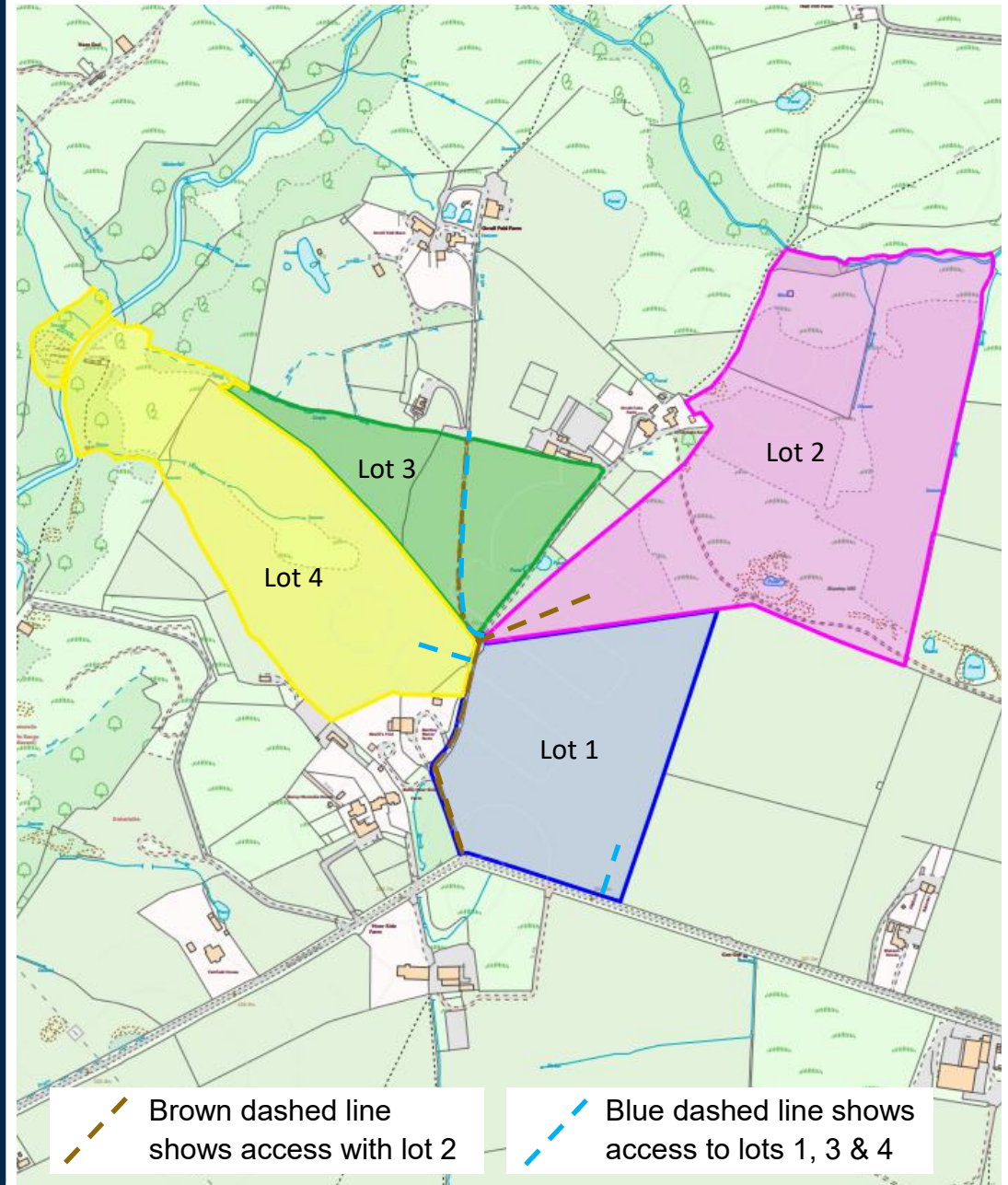


A block of in the main flat, with some steep sloping grassland. Access is taken via the farm track leading from Moorside Road which also passes through the block to Orrell Fold Farm.

LOT 4 18.58 acres (7.52ha) OTA



Comprising of approximately 4.5 acres of amenity native woodland covered under a Woodland Creation Agreement, and 14.1 acres or thereabouts of mainly flat with some steep sloping grassland. Access is taken via the farm track leading from Moorside Road.



Tenure

The land offered For Sale Freehold with Vacant Possession upon completion.

Basic Payment & Environmental Schemes

The land is registered with the Rural Payment Agency, but no entitlements will transfer with this sale. Parcels 4601 and 3901 are subject to a 15 year Woodland Creation Grant marked on the attached plan for identification purposes – details of which are available on request.

Sporting Minerals and Timber Rights

All rights are held in hand and included within the sale where available.

Rights of Way, Easements & Wayleaves

The land is sold subject to, and with the benefit of all rights including Rights of Way whether public or private, light, support of drainage, telephone, electricity supplies and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the local authority without obligation on the owners or agent to specify. We are aware of third party users over the access track included within the sale of Lot 2 marked brown on the attached plan, and over Lot 3 (marked in blue).

Title Plans and Areas

These are based upon Rural Land Registry Plans. Information is provided for references purposes only. The purchaser shall satisfy themselves in description of the land and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof. No warranty or accuracy of any information can be given.

Viewings

Viewings can be undertaken on foot in daylight hours with of copy of these particulars to hand.

Method of Sale

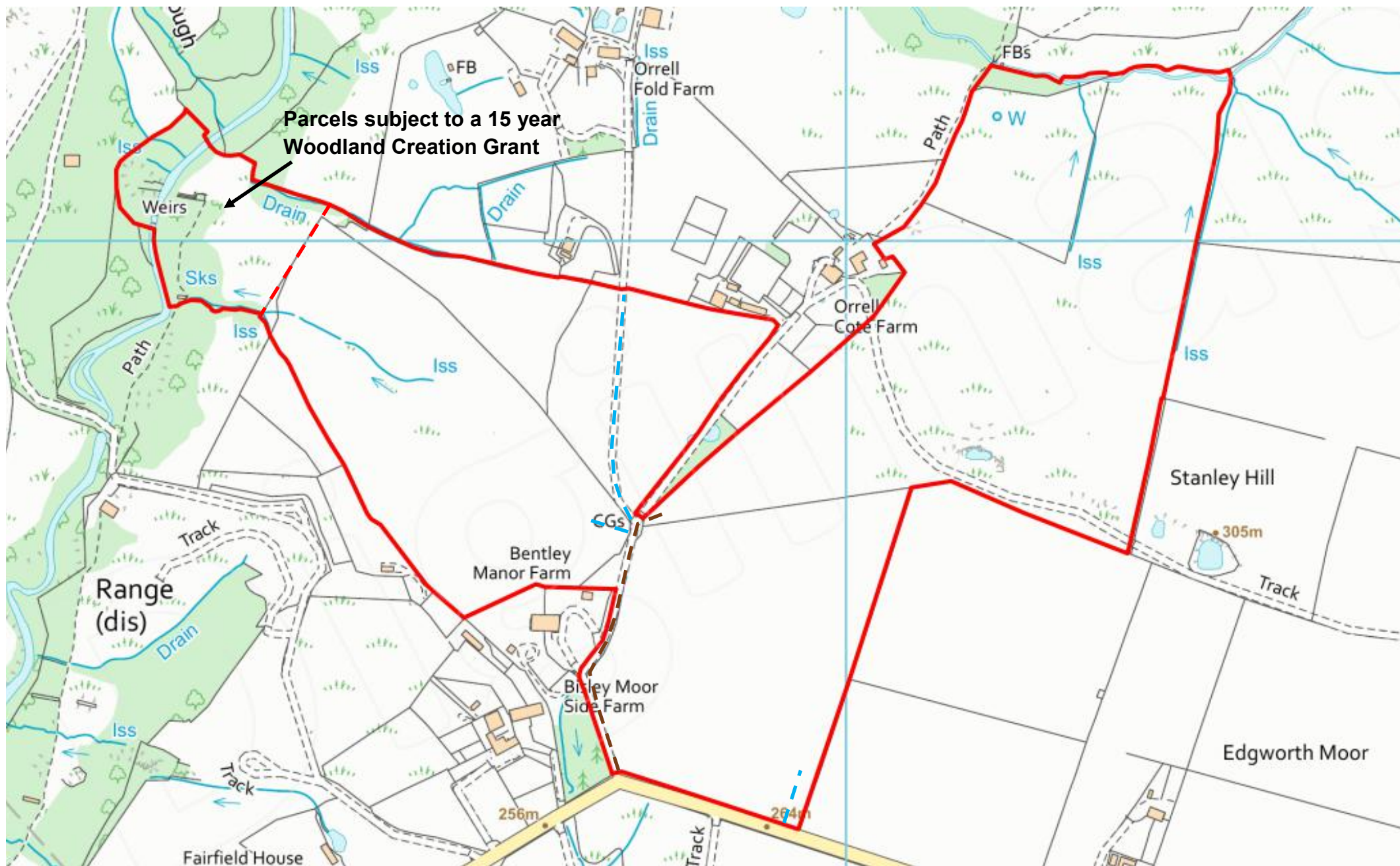
The land will be sold by Informal Tender. The attached Tender Form must be completed and returned to John Pallister Ltd by

12 Noon on Tuesday 25th July 2023

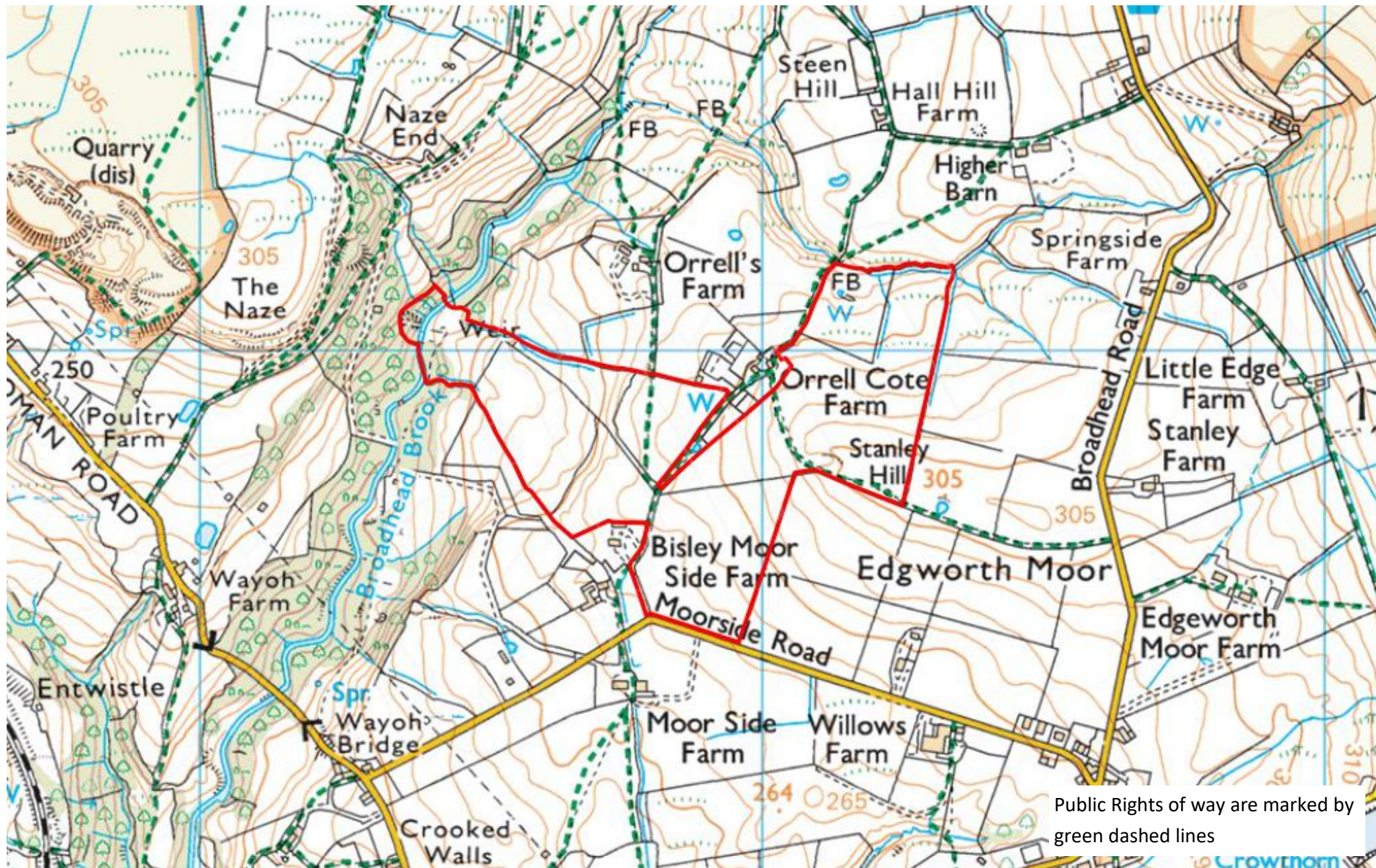
In an envelope clearly marked 'Bentley Manor Farm'



Parcels subject to a 15 year
Woodland Creation Grant



Not to Scale
For identification purposes ONLY



Public Rights of way are marked by green dashed lines

Not to Scale
For identification purposes ONLY