

## Chartered Surveyors, Planning Consultants & Land Agents

Grade 1 agricultural farmland

Approximately 2.8 acres of agricultural  
grade 1 land

For Sale by Private Treaty

Offers in excess of £45,000



**The opportunity to acquire 2.8 acres of grade 1 agricultural land on the edge of Croston within a walkable distance away from the village centre.**

### Description

The subject property is based in the prime agricultural area of West Lancashire. With being approximately 2.8 acres of grade 1 as per the Agricultural Land Classification Map for England and Wales.

It is anticipated that the property will be of interest to agricultural, amenity and equestrian purchasers as stables could be installed with necessary consent.

### Tenure

The land is offered freehold and with vacant possession subject to all existing rights of way.

### Method of Sale

The land is offered for sale by private treaty.

### Date of Photographs

October 2024

### Guide Price

Offers in excess of £45,000 are invited for the whole.

### Nitrate Vulnerable Zones (NVZ)

The Subject property is not located in a Nitrate Vulnerable Zone.

### Viewing

The land may only be viewed by prior appointment only. Viewings to be made by Tom Wignall BSc Hons MRICS FAAV and Ged Forshaw.

No vehicles should be taken onto the land and viewings should be with the authority of Wignalls Chartered Surveyors.

### Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

### Planning

The Subject Property has the potential to be converted into amenity grassland or an equestrian paddock. Provided with the necessary planning consent.

The subject property is located within Chorley Borough Council. The planning policy designated to this land is Green belt.

### Enquiries

All enquiries should be directed to Tom Wignall by calling the office or emailing [info@wignalls.land](mailto:info@wignalls.land).

### Money Laundering Regulations Compliance

Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.



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[www.wignalls.land](http://www.wignalls.land)

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Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

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- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- [b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- [c] No person in the employment of Wignalls Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.
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