

WIGNALLS

Chartered Surveyors, Planning Consultants & Land Agents

Approximately 4.95 acres of Grade 3 agricultural land

For Sale by Private Treaty



Offers in excess of £75,000

The opportunity to acquire approximately 4.95 acres of Grade 3 Agricultural land on the outskirts of Winmarleigh. Available through Private Treaty.

Description

The subject property is located in North-West Lancashire and comprises approximately 4.95 acres of Grade 3 agricultural land, as classified by 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

April 2025

Flood Zone

The subject property is located in Flood Zone 1

Guide Price

Offers in excess of £75,000 are invited as a whole.

Statutory Designations

The Subject property is located in an Impact Risk Zone for a Site of Special Scientific Interest (SSSI)

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 Wyre Council. The planning policy designated to this land is Countryside Areas (SP4).

Enquiries

All enquiries should be directed to Tom Wignall by calling the office or emailing 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.



01772 419277



WignallsCharteredSurveyors

www.wignalls.land

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Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

Wignalls Chartered Surveyors for themselves and for the vendors or lessors of this property whos agent they are, give notice that:

[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.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



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