



FOR SALE - £700,000

LOT 3 70 Acres of Land Church Lane | Winmarleigh | Preston | PR3 0LA

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents

Lot 3
Throstle Nest Farm
Winmarleigh
Preston
PR3 0LA

Located North of Preston and south of Lancaster, on the outskirts of Winmarleigh, Lot 3 Throstle Nest Farm consists of a approximately 63 acres of grade 2 agricultural land, 7 acres of woodland, and a modern steel portal framed livestock building.

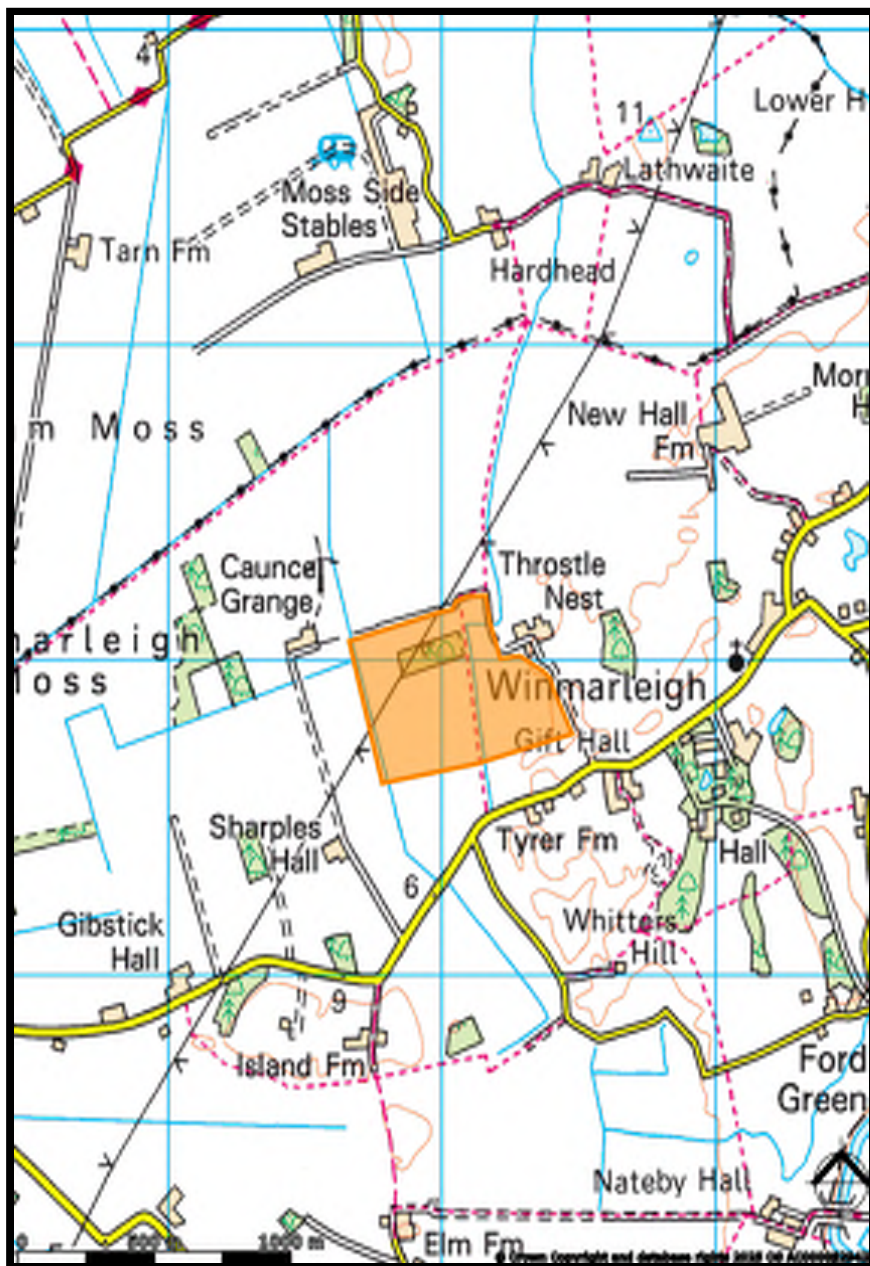
The subject property is currently used as a dairy farm, but lends itself to general livestock production also.

The land at Lot 3 consists of approximately 63 acres of agricultural land accompanied by a modern steel portal framed building.

Included in Lot 3 is approximately 7 acres of mature woodland.

The land is offered **for sale** as a whole by private treaty with a guide price of **£700,000**

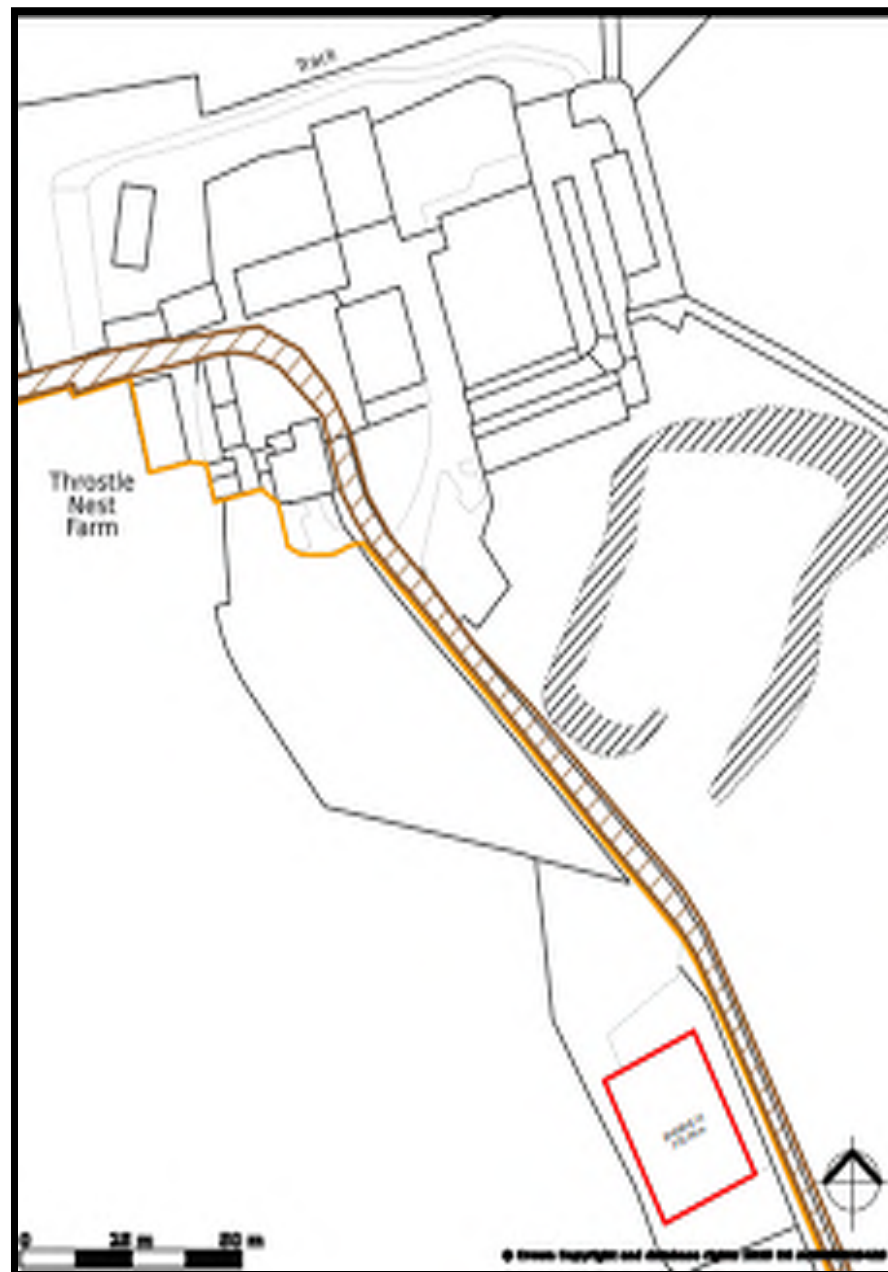




Plot Map

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Yard Plan

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General Remarks

Local Authority

Wyre council

Nitrate Vulnerable Zone

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

Planning Policy

Available upon request.

Viewings

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

Enquires

All enquiries should be directed to Tom Wignall by calling the office or emailing info@wignalls.land.

Method of Sale

Private treaty

Easements

The subject property is encumbered by easements; additional details are available upon request.

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.

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.

Wignalls Chartered Surveyors for themselves and the vendors or lessors give notice that:

1. all descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.

2. any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.

3. No person in the employment of Wignalls Chartered Surveyors has any authority to make any representations or warranty whatsoever in relation to this property.

4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.

5. where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.

6. All correspondence (whether married or not) and all discussions with Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to contract.

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