

**13 ACRES OF LAND**

**AT**

**SMITHY LANE  
OFF SOUTHPORT ROAD  
HALSALL  
L39 7JS**

**FOR SALE BY INFORMAL TENDER**

**GUIDE PRICE: £170,000**

**Closing Date: 12<sup>th</sup> March 2026**

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## Situation

Situated to the East of Southport Road off Smithy Lane.

The land is classified as being Grade 1 on DEFRA's Classification Map.

## Access

Access is along Smithy Lane.

## Town and Country Planning

The land lies in the Green Belt of West Lancashire District.

## Clawback Provision

The land is sold without clawback provision.

## Viewing

Viewings may be undertaken during daylight hours with a copy of the sales particulars in hand without appointment.

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

## What3words Location

lateral.limitless.cage

## 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.

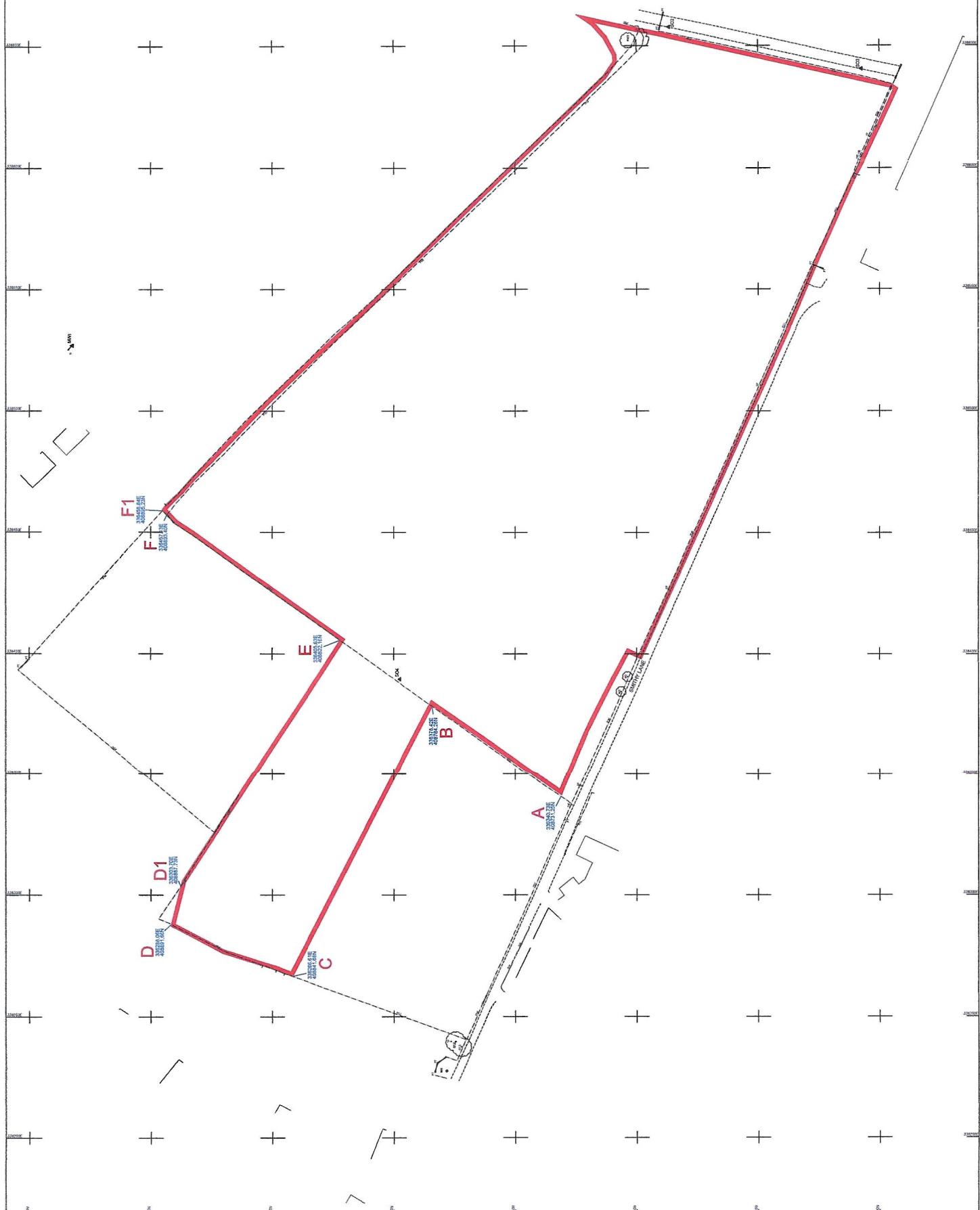
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**Note:**  
The survey is plotted on a plane local  
Grid, orientation to National Grid,  
All levels relate to Ordnance Datum,  
achieved using the

STANDARD REFERENCE & ABBREVIATIONS

4801



# The Saracens Head

