

LAND AT COTTAM LANE NEAR LONGTON PRESTON LANCASHIRE



Approximately 3.19 acres (1.29 ha) of amenity land suitable for equestrian and/or agricultural purposes, near Longton, Lancashire.

DESCRIPTION

The land comprises a single block of pasture land with access to Cottam Lane, The land is level and has most recently been used as grazing land. It has considerable potential for equine uses subject to planning and other necessary consents.

LOCATION / DIRECTIONS

The land is situated adjacent to Cottam Lane, an unclassified road which runs parallel to the A59.

The land is approached from the A59 (Longton Bypass). From Longton, proceed along the A59 towards Liverpool and take a left turn into Drumacre Lane East. The Cottam Lane entrance is almost immediately on your right opposite the kennels.

At the galvanised gate, proceed on foot down Cottam Lane and the entrance to the land is the second field gate on the left.

TENURE

The freehold interest of the land is offered for sale with vacant possession upon completion.

LOCAL AUTHORITY

South Ribble Borough Council, Civic Centre, West Paddock, Leyland, PR25 1DH. Tel: 01772 421491.

BOUNDARIES

The boundaries are understood to be stockproof.

SERVICES

It is understood that there are no mains services to the land.

DEVELOPMENT RESTRICTION

The land will be sold subject to restrictions on future non-agricultural, non equine related development. This will be achieved via a clawback, payable after planning permission for a non agricultural/non equine use has been granted and only on any increase in value caused by that planning permission. 30% of this uplift will be reserved by the Vendor. Further details are available from the agents on request.

VIEWING

By arrangement with the agents, Steer Ethelston Rural Ltd, Deer Park Farm, Kermincham, Crewe, Cheshire, CW4 8DX. Tel:01477 532188, or email, sjs@steerethelston.co.uk.

VENDOR'S SOLICITOR

Simon Gittings, of Stamp Jackson and Proctor, 5 Parliament Street, Hull, HU1 2AZ.

METHOD OF SALE

For sale by Private Treaty. Offers are sought in excess of £30,000.

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