



For Sale by
Informal Tender
Tender Date:
12 noon 07/06/2019



p wilson & company
chartered surveyors

Equestrian Property at Darkinson Lane, Lea Town, Preston

The exciting opportunity to acquire a compact equestrian property comprising 2no. mobile stables set in 2.34 acres (0.95 hectares) or thereabouts of productive pasture land, located within easy reach of Lea Town and west Preston. It is anticipated that the property will be of significant interest to equestrian purchasers looking to acquire their own private facility, and/or purchasers looking to downsize to a more manageable equestrian unit.

Location

The land is accessed via an access track off Darkinson Lane, Lea Town, Preston. The location of the subject property is shown on the location plan on the reverse of these particulars.

For the purposes of locating the land using a satnav, the nearest postcode is PR4 0RE.

The entrance to the access track serving the land is identified by the agents' sale board.

Description

The property comprises a block of 2no. mobile stables set in 2.34 acres (0.95 hectares) or thereabouts of productive pasture land. The boundaries of the property are shown edged red, for identification purposes only, on the plan on the reverse of these particulars.

The mobile stables on the subject property (3.6m x 7.2m) are of timber construction under a corrugated bitumen roof and comprises 2no. boxes.

The land is currently all down to grass with a shared trackway running along the western boundary. The land is generally flat, lies approximately 15m above sea level, and is designated as Grade 3 on the Agricultural Land Classification Map of England & Wales. The property is bounded by a mixture of stock fencing and mature hedgerows.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to, all existing rights of way, easements and wayleaves.

The property is accessed over the shared trackway coloured blue, for identification purposes only, on the plan. The property is subject to a right of access along the trackway shown yellow for identification purposes only on the plan.

Local Planning Authority

The local planning authority is Preston City Council. The Preston Local Plan designates the land as Countryside Area (Policy EN1).

Basic Payment Scheme

No Basic Payment Scheme entitlements are included the sale.

Tenure

The property to be sold is freehold, with vacant possession available on completion.

Overage

The land is to be sold subject to an overage provision. In the event of planning permission being obtained, at any time within 20 years of the sale, for any development save for agriculture or equestrian purposes, the vendor will be entitled to receive 50% of the uplift in market value.

Method of Sale

The land is offered for sale by informal tender. Prospective purchasers should complete the attached tender form and return it in the envelope provided, no later than 12 noon on Friday 7th June 2019. The vendor reserves the right not to accept the highest or any tender received.

Guide Price

Offers in the region of £40,000.

Viewings

Viewings are strictly by appointment only, to be made through the offices of P Wilson & Company.

Plans

All plans are for identification purposes only. All areas have been calculated from Promap.

Fixtures & Fittings

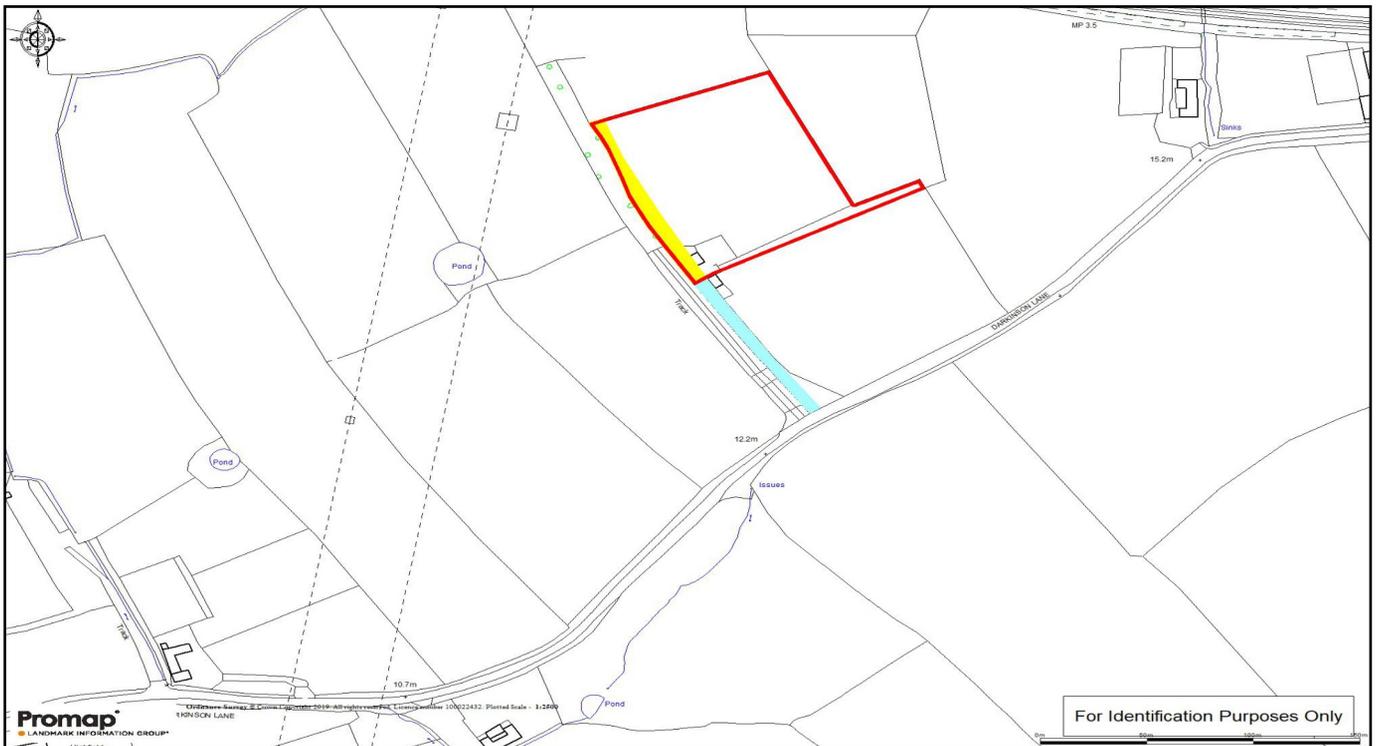
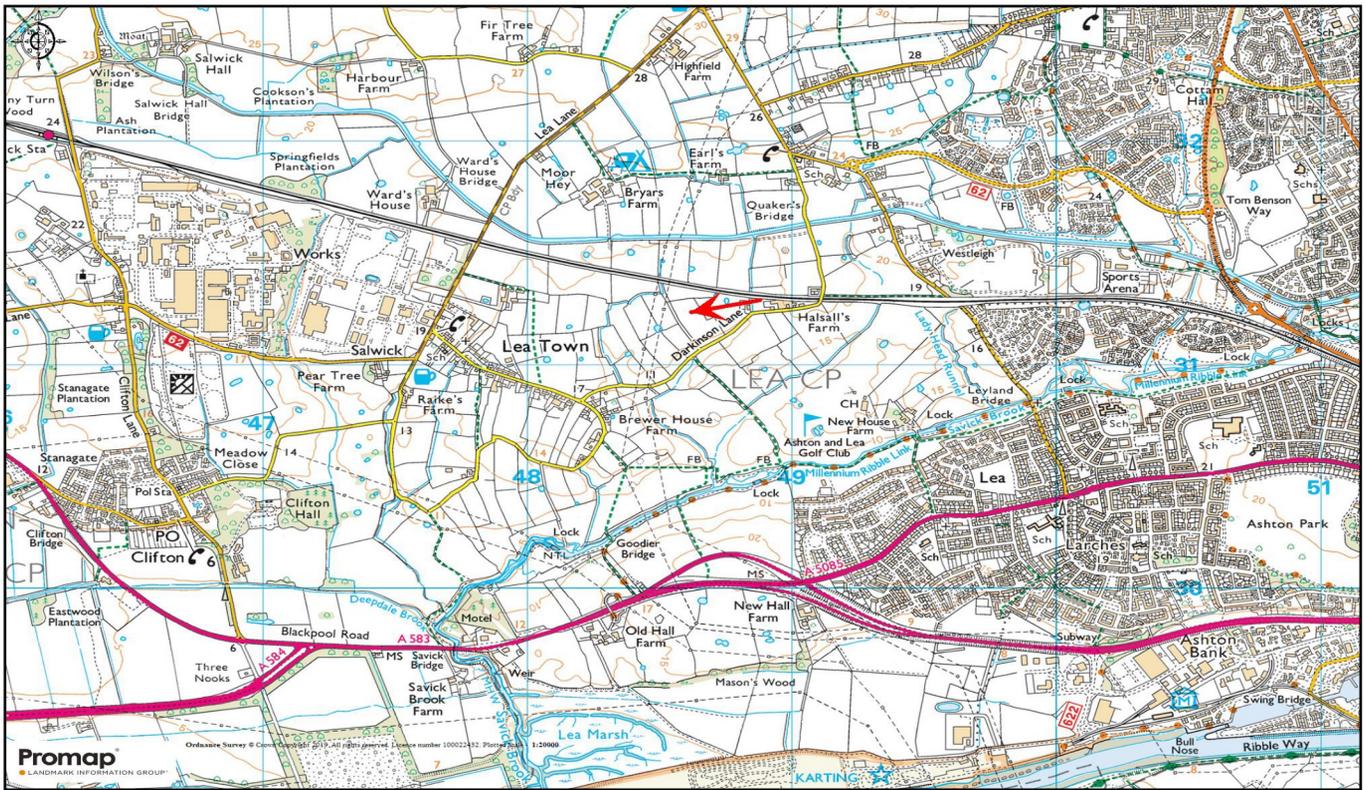
The mobile stables are included in the sale of the property.



t: 01772 882277

Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA.
e: preston@pwcsurveyors.co.uk
www.pwcsurveyors.co.uk





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- [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 P Wilson & Company LLP 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.

[plans](#)

All plans are produced using Promap Mapping Software under licence no. 100020449

