

Land off Dib Road, Hesketh Bank,

Preston, Lancashire, PR4 6XQ.

Offers Over £125,000

- Excellent parcel of 7.25 acres (2.93 hectares), or thereabouts of grassland.
- Grade 1 land.
- Located to edge of Hesketh Bank village.
- Roadside frontage and access.
- Interest to amenity, equestrian, agricultural and lifestyle purchasers.
- Available as a whole.

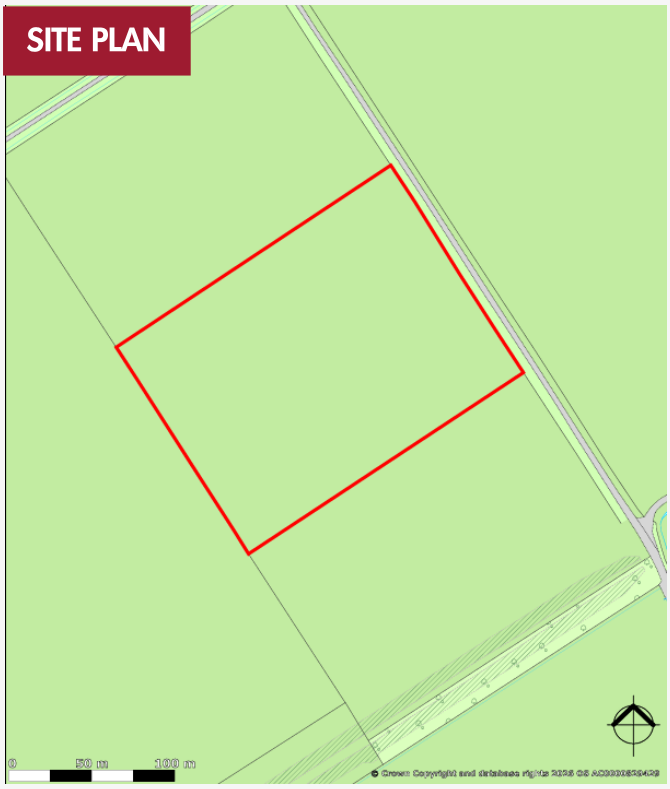
An excellent opportunity to acquire 7.25 acres (2.93 hectares) or thereabouts of quality grassland/arable land with the benefit an access point and roadside frontage onto Dib Road. The land will appeal to a range of purchasers to include agricultural, equestrian, lifestyle and amenity.

The land is classified as Grade 1 and suitable for high quality arable production, currently being utilised for grassland, however has formerly been utilised for a variety of cropping, including vegetables and brassicas. The land comprises a single field enclosure, being level and easily manageable with machinery.

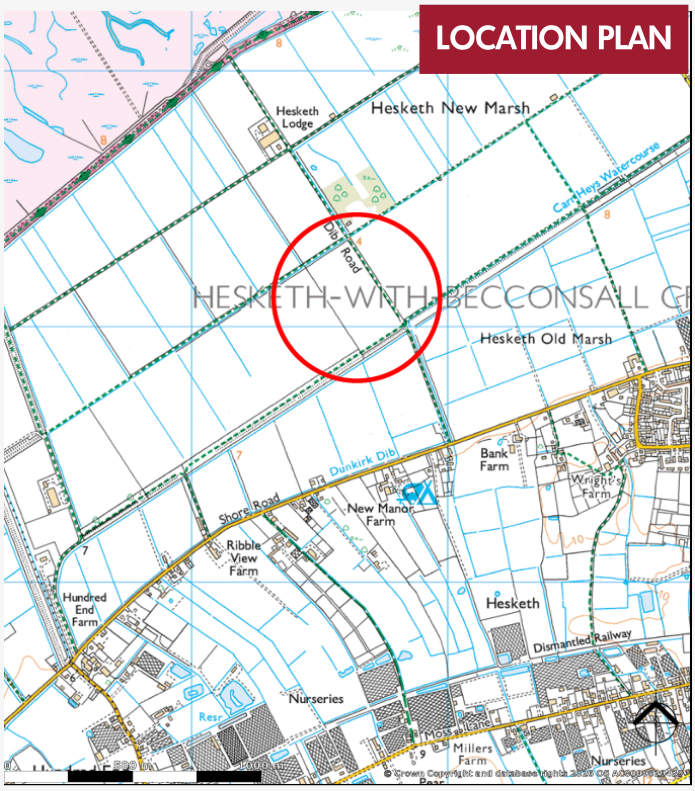
Given the land location and accessibility, the property offers tremendous scope for alternative uses, subject to gaining the necessary planning consents.

For more information on location, please see the location and site plan with the property edged red.

SITE PLAN



LOCATION PLAN



General remarks

Rights of Access, Easements and Wayleaves: The land benefits from an access point and roadside frontage onto Dib Road

Title and Tenure: The land is offered for sale Freehold with vacant possession.

Plans, Area and Schedules: These are based on ordinance survey plans and Land Registry Plans. The information provided is for reference purposes only. The Purchasers should have deemed to have satisfied themselves to the description of the Land and any error or mistake shall not annul the sale or entitle any party to compensation in respect of thereof. No warranty for the accuracy of any information can be given.

Local Authority: West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancashire L39 2DF - Tel: 01695 577 177 - Web: www.westlancs.gov.uk.

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

Please note: Armitstead Barnett have not tested any of the above services and purchasers should satisfy themselves as to the presence and working condition prior to exchange of contract.

Sporting and Shooting Rights: It is understood that all Sporting and Shooting Rights are held in hand and included with the sale of the property.

Environmental Schemes: It is understood that the land is not subject to any Environmental or Countryside Stewardship Arrangements.

Viewings: The viewings for the land may be undertaken during daylight hours, with a copy of the Sales Particulars in hand.

Health & Safety: Care should be taken even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land.
- Please do not enter fields with livestock present.
- No children are to be allowed on site even if accompanied.
- Armitstead Barnet LLP as the agent accept no responsibility for any loss or damage caused when viewing the land.

Money Laundering Regulations Compliance: Please bear in mind that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and 2 forms of identification, proving address as well as photographic identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

Method of Sale: Private Treaty.

AMC Agents: Armitstead Barnet act as Agents to AMC. For a free, no obligation consultation on a range of AMC flexible and standard finance products which are currently available, please contact **Mr Richard D. Furnival BSc (Hons) MRICS FAAV** on 01995 603180/07967 647378.

For more information, please contact Armitstead Barnett at 59 Liverpool Road North, Burscough, Lancashire L40 0SA.