



Extending to approximately 4.65 acres, this attractive parcel of land has been in the vendor's family ownership for many years. Benefiting from vehicular access both from Back Sandy Bank to the north and Bolton Road to the south-west, and situated close to established residential areas, the site offers a variety of potential uses.

Historically farmed, the land could readily be adapted for equestrian, leisure, or community purposes. There may also be potential for alternative development. To reflect this, the sale will be subject to an overage provision: in the event that planning consent for residential development is obtained within the next 30 years, 50% of the uplift in land value will be payable to the vendors at that time.

The land is fenced and predominantly good quality grassland, much of which is mowable. Please note there is currently no mains water supply, and details of any rights of way or easements are to be confirmed.

General Remarks and Stipulations Situation

Local and Service Authorities

Blackburn with Darwen Council, Old Town Hall, King William St, Ewood Park, Blackburn BB1 7DY - Tel: 01254 585585
Lancashire County Council, PO Box 78, County Hall, Fishergate, Preston PR1 8XJ -Tel: 0800 053 0000
United Utilities (water supply) Tel: 0845 746 2200 United Utilities (electricity supply) Tel: 0800 195 1452

Particulars of Sale

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of any offer of contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Athertons Ltd nor any person in their employment has any authority to make or give to the Land and Property.

Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or misstatements shall not annul the sale nor entitle either part to compensation or in any circumstances give ground for any action at Law.

Walls Hedges and Fences

The Purchaser of the property will be required to maintain in stock-proof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs.. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchase with a "T" marked on that side will be required to erect an adequate stock-proof fence within three months of completion and thereafter maintain it in a stock-proof condition. We believe that joint and party walls should be used and maintained in common with the owners of respective adjoining land and shall jointly repair accordingly.

Tenure and Possession

The land is Freehold and Vacant Possession will be given on completion.

Town Planning and Local Land Charges

So far as the Vendor is aware, the present use of the land is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

Rights and Easements

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

Overhead Electricity and Telephone Lines and Underground Cables

The Purchaser of the each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate of their interest.

Disputes

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the purchaser as to the interpretation of the Particulars of any matter whatsoever arising therefrom or thereout that matter in dispute should be referred to the arbitration of John Atherton of Athertons Ltd whose decision shall be final and binding on the parties in dispute.

For sale by private treaty.

Tenure

We understand from the vendors to be Freehold.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .



albertons
PROPERTY & LAND



atherton's
property & land



Hillock Farm

Prom

LANDMARK INN GROUP*

BOLTON ROAD

Weir

Prom

Area: 4.652 acres (1.883 ha)

ISS

Weir

Track

151m

MARTIN ST

WELLINGTON ST

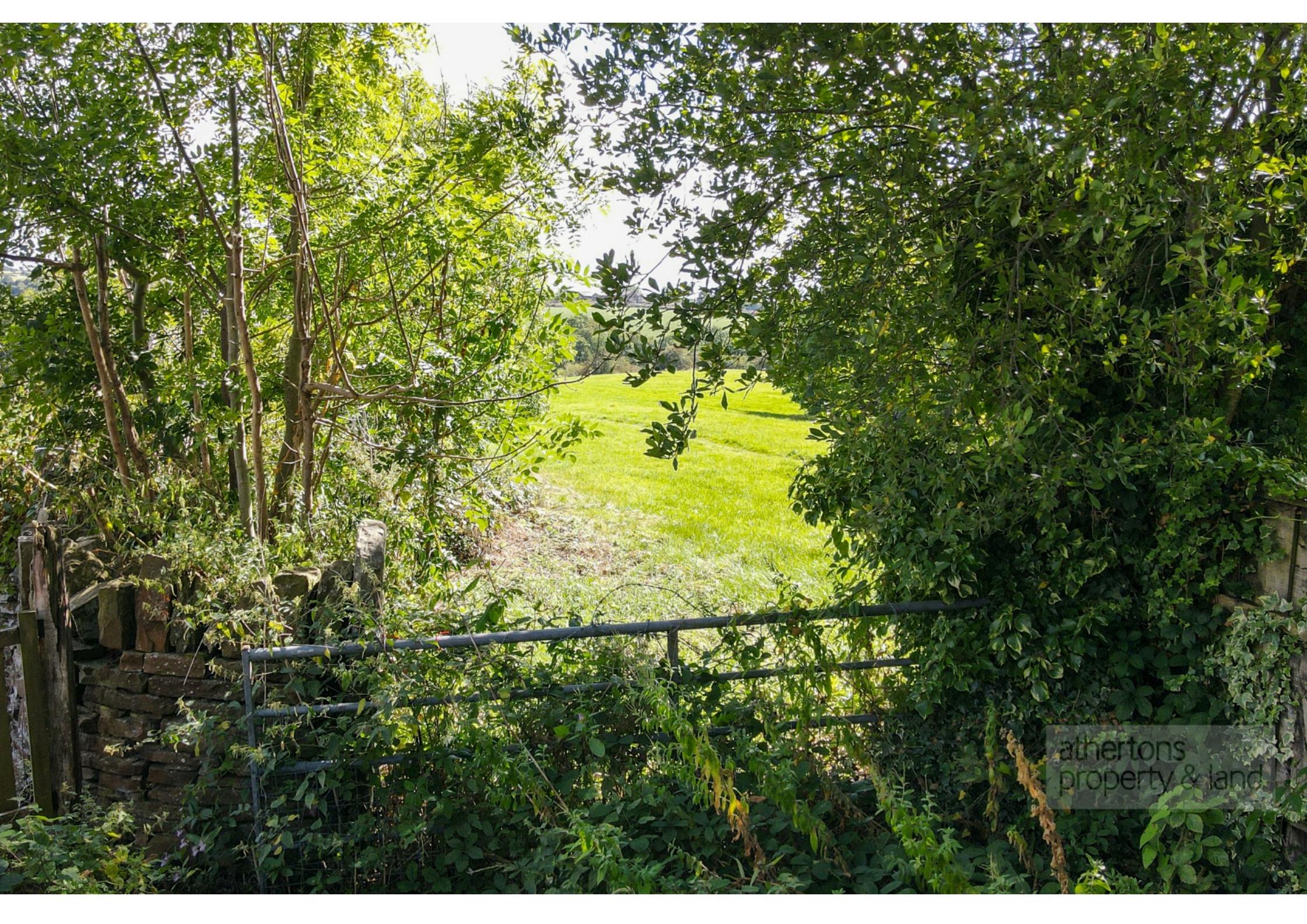
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