

SHP

Smith Hodgkinson Pickervance

VALUERS

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FOR SALE



**Farm Building, Yard & Land
Formerly known as Rothwells & Red Rock Farm
Sennicar Lane
Haigh
Nr Wigan
Lancashire
WN2 1LT**

Guide Price £ 235,000

Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB
Telephone : 01772 555403 Fax : 01772 885333 Email : info@shpvaluersltd.co.uk
Website : www.shpvaluersltd.co.uk

DESCRIPTION

Formerly part Rothwells Farm comprising a concrete yard and substantial Livestock Building extending to 120' x 75' built of steel portal frame, concrete block walls, Yorks board clad under pitch fibre cement roof with internal galvanised pen divisions, central feed passage with galvanised feed barriers.

In addition, to the yard and building there are approximately 4 acres (1.61 Ha) or thereabouts of registered productive grazing land which is in good heart, (edged in red on the attached sale plan) together with the Option of purchasing up to an additional 7.10 acres (2.87 Ha) of productive grazing/ haylage land.

The building benefits from mains water and electricity supplies.

The farm building sits in an elevated position with access via a private metalled track from Sennicar Lane.

There is a right of way over the initial part of the metalled track, coloured yellow, to access a neighbouring property.

ADDITIONAL LAND OPTION

The successful tender will have the option to purchase two further parcels of grazing/ haylage land with Lot 1 which adjoin the premises as shown edged in blue and green on the attached identification plan.

The Option is for either the land edged in blue only or both (edged in blue & green)

- Edged in Blue

Extending to approximately 2.35 acres (0.95 Ha). **Option Sale price of £ 20,000**

- Edged in Green

Extending to approximately 4.75 acres (1.92 Ha). **Option Sale price of £35,000**

General Remarks & Stipulations

TENURE

We are advised that the property is held freehold. Vacant possession available upon completion.

PLANNING

We are not aware of any planning applications which affect the premises.

RIGHTS OF WAY, EASEMENTS Etc.,

The property is sold with all rights of way, easements etc

We advise that to our knowledge there are no public footpaths over the property. Any interested party should confirm this with the local authority.

VIEWING

Viewing is by strict appointment with the sole selling agents. Please call to arrange a viewing.

DIRECTIONS

From Standish head south on the A49 and turn left into Leyland Mill Lane just after the roundabout and before Wigan Hospital, then turn into Wingates Lane and follow the road against the River Douglas and then turn right into Sennicar Lane.

The entrance to the premises is located on the left, denoted by our 'For Sale' board.

GUIDE PRICE

£235,000

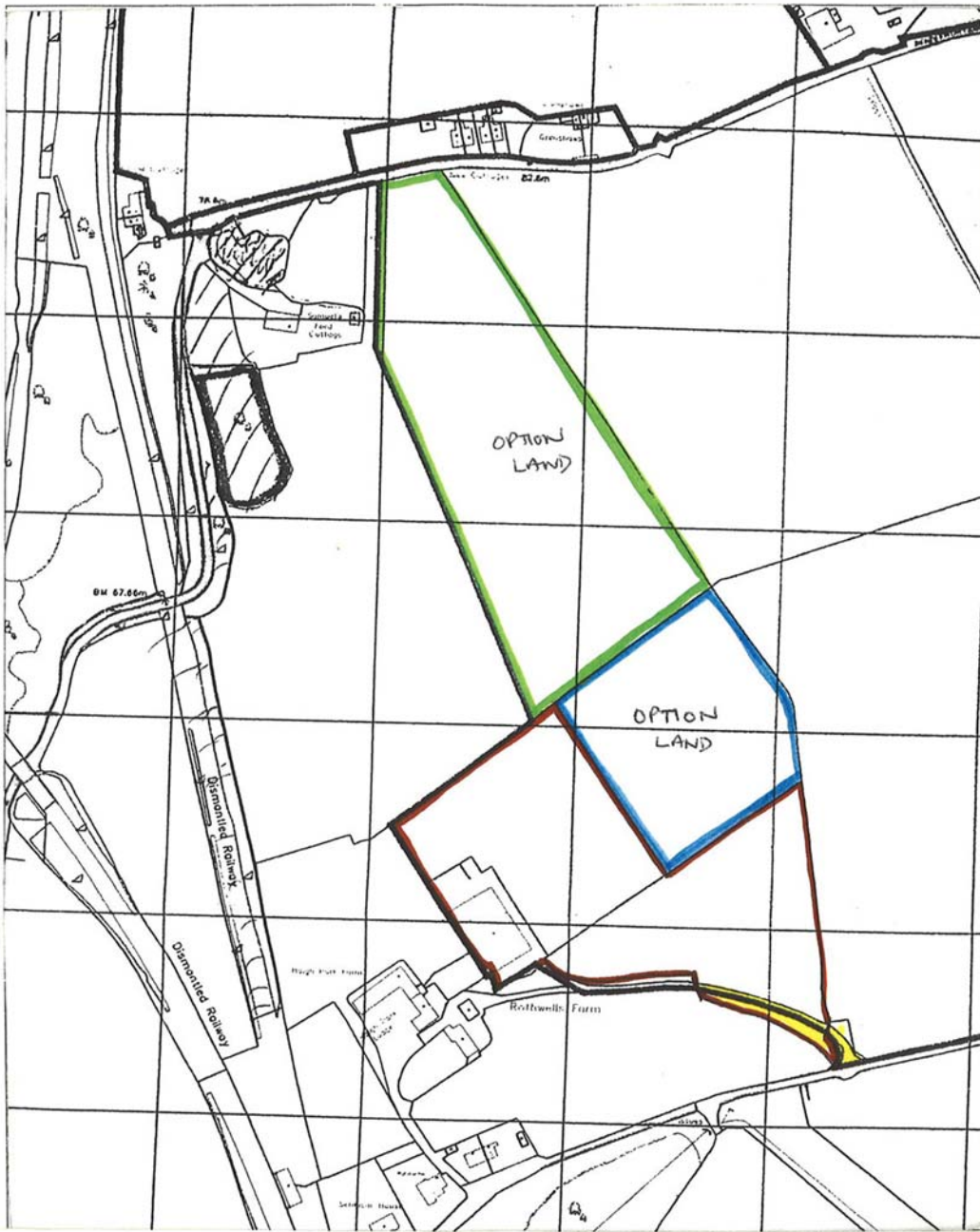
Misrepresentation

The land is sold with all faults and defects whether of condition or otherwise and neither the vendor nor the selling agents for the vendor are responsible for any such faults or defects or for any statements contained in the particulars of the property prepared by the said agents.

The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements by inspection or otherwise and that no warranty or representation has been made by the vendor or the said agents in relation to or in connection with the property.



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<p>SHP Smith Hodgkinson Pickervance</p> <p>VALUERS</p>	<p>69 Garstang Road Preston. PR1 1LB Tel: 01772 555403 Fax: 01772 885333</p>	<p>Scale: NOT TO SCALE Ref: IDENTIFICATION ONLY</p>	<p>Note: This plan is reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office Crown Copyright. All rights reserved. Licence number 100040753</p>
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