

**PETER E GILKES & COMPANY**  
44 Market Street, Chorley, Lancashire, PR7 2SE  
**Tel 01257 266999 Fax 01257 264256**  
**Email** info@peteregilkes.co.uk



**FOR SALE**  
**BY INFORMAL TENDER**

**LAND OFF HALL LANE**  
**MAWDESLEY**  
**L40 2QY**



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**Offers invited over: £37,500**  
**by 11am on Thursday, 12<sup>th</sup> September 2019**

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- 3.62 acres (1.465 hectares) or thereabouts.
- In an area of prime Grade 1 agricultural land.
- Tranquil and sheltered setting surrounded by woodland.
- Convenient location for Mawdesley and Ecclestone and the larger towns of Rufford, Chorley and Leyland.
- Potential for stables by replacing existing buildings.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



**CHARTERED SURVEYORS**  
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:**

Located on the edge of the highly productive and fertile area of Mawdesley Moss the parcel of land, which has been laid to grass, is suitable for many amenity uses to include grazing and accommodating domestic horses.

It occupies a tranquil and secluded setting sheltered by surrounding woodland and trees. A meandering stream along the southern boundary provides additional amenity.

The site is fenced with post, wire and sheep netting standing within the line of hedges.

**Location:**

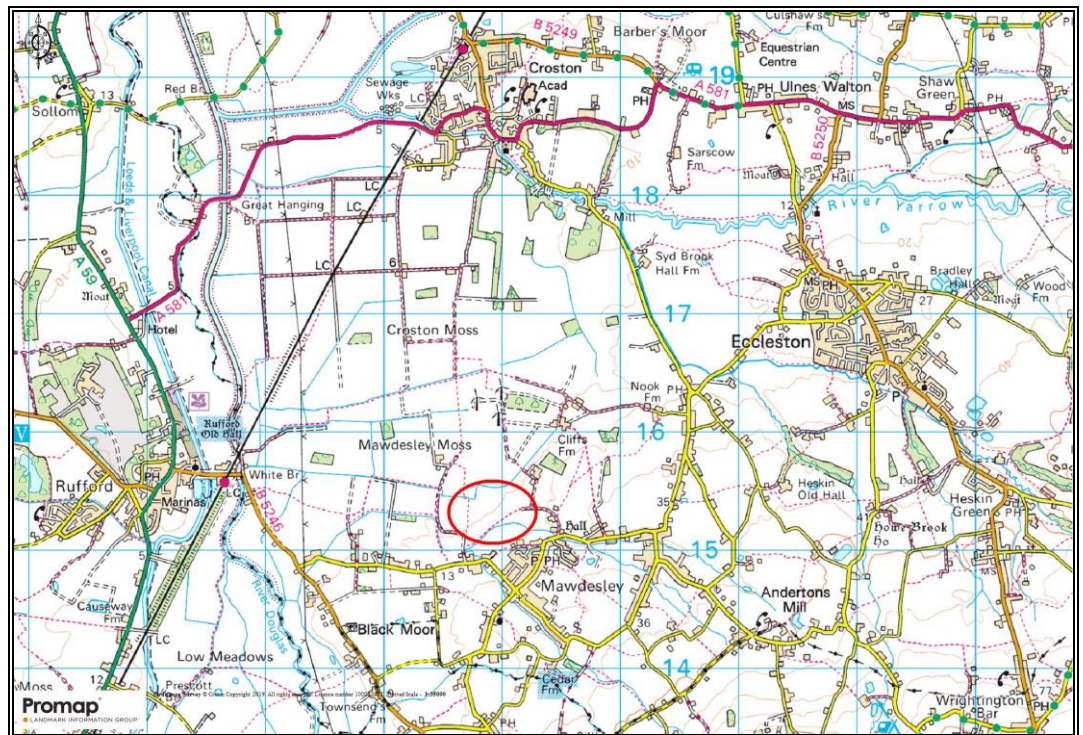
Proceeding north out of the village of Mawdesley along New Street which becomes Hall Lane on leaving the village, after passing Tarnbeck Drive turn left into the lane.



Proceed along Hall Lane for approximately 440 yards (400m) and instead of turning right proceed straight on down the track.

The land is accessed off the farm track before entering the field.

See location plan and map.



**Planning:** The land is in an area washed over as Green Belt in Chorley Borough Local Plan.

Until recently the erection of a small group of stables together with tack room and hay barn was normally permissible for the keeping of domestic horses and was regarded as an activity which is an acceptable use within the Green Belt.



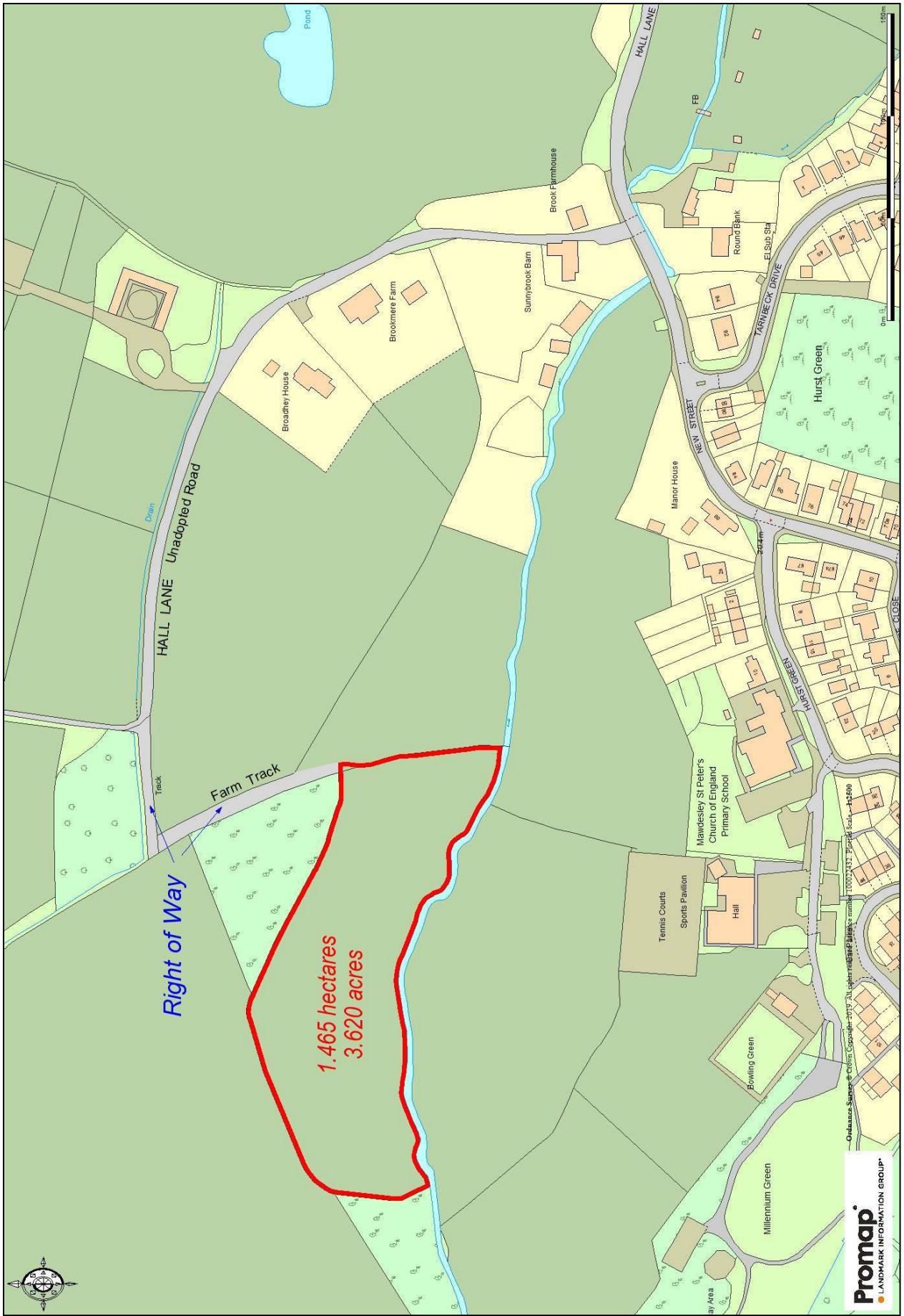
Chorley Borough Council have now adopted a Policy of not freely granting permission for stables however as there are existing buildings on the land it is reasonable to promote the case erection of stables are merely replacement structures.

**Tenure:** It is believed the land is Freehold and free from Chief Rent.

**Access:** There is the right to pass along Hall Lane, an un-adopted road and right of way over the spur which leads off together with the field track which leads into the field.

**Services:** No services are connected but could possibly be made available. Purchasers are advised to make their own enquiries.

**To View:** By attendance on site.



Land off Hall Lane, Mawdesley, L40 2QY

# INFORMAL TENDER

(To be submitted by 11am on Thursday, 12<sup>th</sup> September 2019)

on

**Land off Hall Lane  
Mawdesley  
L40 2QY**

**Purchaser(s):** \_\_\_\_\_  
\_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ **Postcode:** \_\_\_\_\_

**Tel:** Home \_\_\_\_\_  
Work \_\_\_\_\_  
Mobile \_\_\_\_\_

**Solicitors:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Offer:** House: £ \_\_\_\_\_ (words) \_\_\_\_\_

**Is offer subject to:** Sale of own home? **YES/NO** Sale of another property? **YES/NO**

If YES are contracts exchanged? **YES/NO**

If not sold status of sale? \_\_\_\_\_

**Finance:** i.e. Bank, Building Society, Cash \_\_\_\_\_ *(Name of Finance Provider)*

Maximum amount required: £ \_\_\_\_\_

Has written offer of finance been received? **YES/NO**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Return to:** Peter E Gilkes & Company, 44 Market Street, Chorley, PR7 2SE  
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