

**For Sale**  
15.804 acres (6.396 ha)



## Rural Grassland

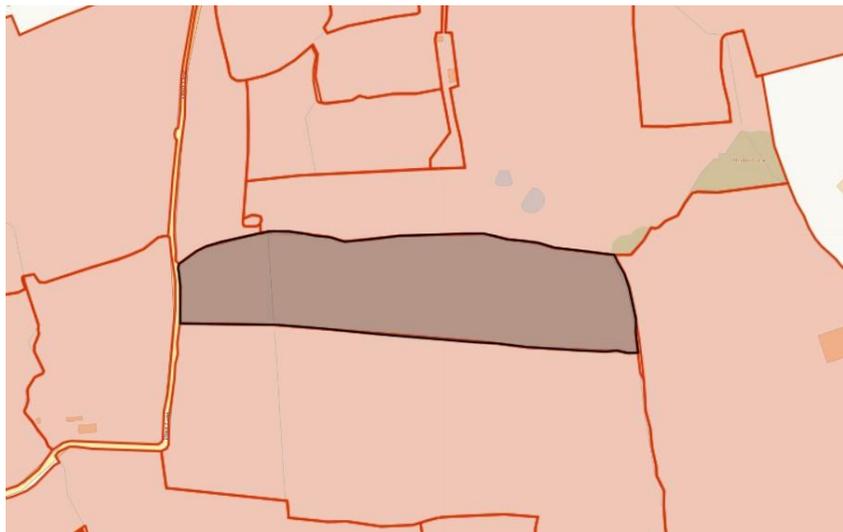
APPROXIMATELY 15.804 ACRES (6.396 HECTARES)

📍 LAND AT, TOWN LANE, HESKIN, CHORLEY, LANCASHIRE, PR7 5QA

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Regular shaped rural grassland totalling approximately 15.804 acres (6.396 hectares)
- Located in the popular village of Heskin, close to Wrightington
- May appeal to a range of purchasers, including agricultural, equestrian, amenity and lifestyle buyers
- Accessed via single track road
- Situated in a well regarded residential village
- What3Words - pranced.booms.makeup
- Grid Reference: SD 52500 14477; X (Easting) 352500 and Y (Northing) 414477
- Sold as a whole with vacant possession
- Held Freehold - Title No. LAN938128
- Offers in Excess of £225,000



## LOCATION

The land is accessed from Town Lane, via either Barmskin Lane or Wood Lane (B5250), via a single track road, through a swing action steel gate.

The land is located south of Heskin Village centre. Nearby uses include residential, farming, fisheries and equestrian. Occupiers in the vicinity include Heskin Hall Shopping Village, The Farmers Arms and Park Hall Hotel & Spa.

The Grid Reference is SD 52500 14477; X (Easting) 352500 and Y (Northing) 414477.

## DESCRIPTION

The land is to be sold as a single parcel, extending to approximately 15.804 acres (6.396 hectares), as scaled using the Nimbus Mapping System.

The land is partially fenced and boarded by hedges and mature trees and is designated as Grade 3 grassland to be sold with vacant possession.

## ACCOMMODATION

| Description/Floor         | Acres  | Hectares |
|---------------------------|--------|----------|
| Land at Town Lane, Heskin | 15.804 | 6.396    |

## SERVICES

There are no services connected to the site. Interested parties are to make their own enquiries as to the availability and capacity of service.

## TITLE/TENURE

The land is held Freehold under Title No. LA938218.

## OVERAGE

The sale is subject to an overage clause. The total overage will be at a rate of 50% of the uplift in value following the benefit and implementation of planning consent for residential or commercial development for a period of 20 years from completion date.

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

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

## SALE PRICE

Offers in Excess of £225,000.

## PLANNING

The land is designated Green Belt within the Chorley Core Strategy.

Interested parties are advised to satisfy them with respect to planning permission.

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## EPC

The site is exempt from EPC requirements.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## HEALTH & SAFETY

Prospective purchasers are respectfully reminded that they should take all reasonable precaution when viewing the property and observe necessary health and safety procedures. Please take care in respect to uneven ground. The vendors themselves and Turner Westwell Limited, as their agents, accept no liability for any health and safety issues arising out of viewing the property.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

### **Daniel Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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### **Adam Westwell** | Joint Managing Director

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HM Land Registry  
Official copy of  
title plan

Title number **LA938218**  
Ordnance Survey map reference **SD5214SE**  
Scale **1:2500**  
Administrative area **Lancashire : Chorley**



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