

PL381

By Direction of Mr E Chippendale

**10.81 Acres or Thereabouts  
Hampson Lane  
Galgate  
Nr Lancaster**



**Road Frontage & Natural Water Supply  
For Sale by Private Treaty**

**Auctioneers:**

Richard Turner & Son  
Royal Oak Chambers  
High Bentham  
Nr Lancaster  
LA2 7HF.  
Tel: 015242 61444.  
Fax: 015242 62463.

**Solicitors:**

Oglethorpe Sturton & Gillibrand Solicitors  
16 Castle Park  
Lancaster  
Lancashire  
LA1 1YG  
Tel: 01524 846 846.  
Fax: 01524 382 247.

**Location:** The land is situated approximately 1 mile from Galgate and only some 0.5 mile via Hampson Lane to the M6 motorway.

**Viewing:** Strictly by prior appointment with the Agents Bentham Office.

**Single Farm Payment:** The land has been registered for Single Farm Payment and the entitlements will be purchased at the fixed price of £1,425.00. The purchaser will be responsible for Richard Turner & Son's costs of submitting an RLE1 application to the RPA.

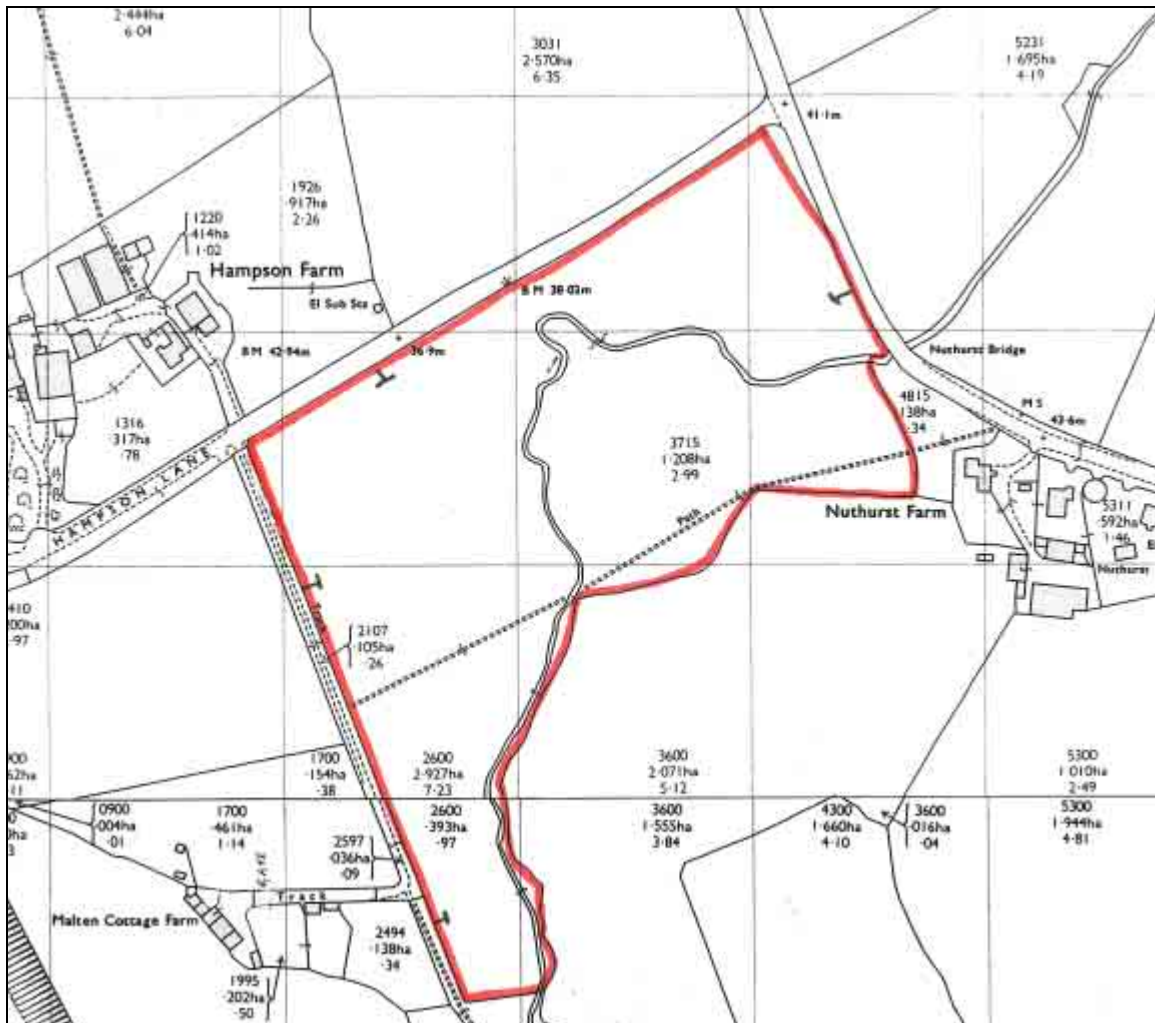
**Lot 1:** (edged red on the attached plan)

10.81 Acres of fertile land having the benefit of road frontage from Hampson Lane and natural water supply.

**Schedule:**

O.S. No	Description	Acers
3210	Grassland	7.75
3207	Grassland	3.06
		<b>10.81 Acres or thereabouts</b>

**Boundary Plan**



## **GENERAL REMARKS AND STIPULATIONS**

### **LOCAL AND SERVICE AUTHORITIES:**

Lancashire County Council, County Hall, Preston. Tel: 0845 053 0000.

Lancaster City Council, Palatine Hall, Dalton Square, Lancaster. Tel: 01524 582 000.

United Utilities: Water, 9-15 Ribbleson Lane, Preston. Tel: 01772 251 281.

United Utilities: Electric, Lancashire region, Hartington Road, Preston. Tel: 01772 848 400.

“RPA” Rural Payments Agency, Eden Bridge House, Lowther Street, Carlisle. Tel: 01228 523 400.

### **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 or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

### **SALES PARTICULARS AND PLANS:**

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

### **TENURE AND POSSESSION:**

The land is freehold and vacant possession will be given on completion or earlier by arrangement.

### **TIMBER AND WOOD:**

All growing timber and fallen timber are included in the sale.

### **FIXTURES AND FITTINGS:**

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

### **TOWN PLANNING AND LOCAL LAND CHARGES:**

So far as the Vendor is aware the present use of the property 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. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) 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 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 for the continuance and or installation of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

### **OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:**

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

### **FENCES & BOUNDARIES:**

The Purchaser of each lot will be required to maintain in stockproof condition the fences marked with a “T” on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with “T” marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition. The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed and intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

### **DISPUTES:**

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

### **CONDITIONS OF SALE:**

The Conditions of Sale WILL NOT be read out at the Auction Sale, but a copy thereof will be available for inspection at the offices of the Vendors solicitors during normal hours for 14 days prior to the date of the Auction Sale.

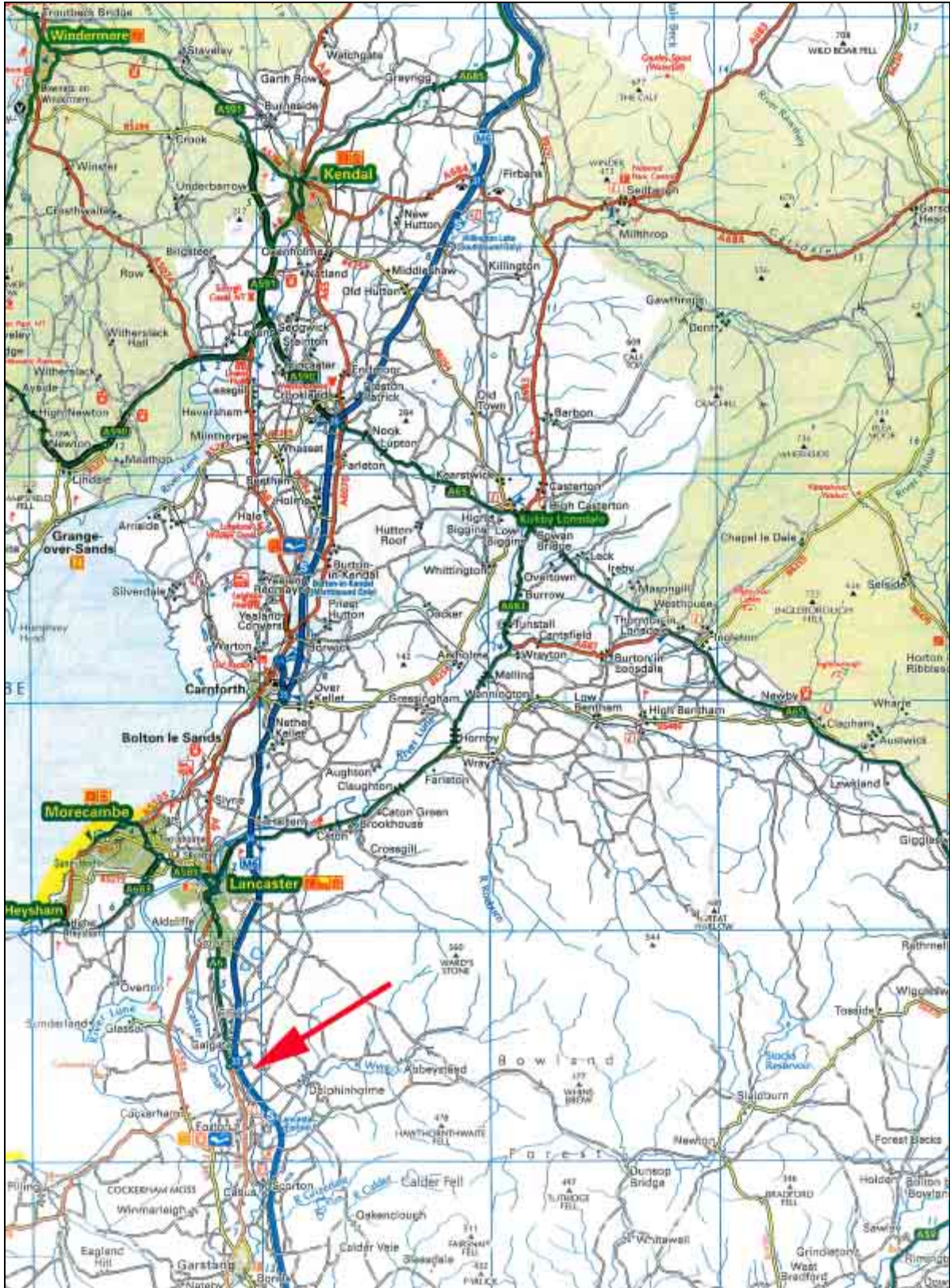
### **INSURANCE:**

As from the date of sale/signing of the contract, the property shall be at the sole risk of the purchaser who shall effect their own insurances accordingly.

### **TENANT RIGHT:**

All tenant rights, unexhausted manorial values etc. are included in the purchase price of the farm and there will be no right to claim compensation for any dilapidations etc.

## Location Plan



### MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.