

**LAND AT SHARD FARM  
LITTLE SINGLETON, POULTON LE FYLDE FY6 9BU**



**104.11 ACRES (42.13 Ha) OR THEREABOUTS**

**A BLOCK OF 98.11 ACRES PRODUCTIVE ARABLE AND MEADOWLAND  
TOGETHER WITH A WELL SET UP EQUESTRIAN FACILITY SET  
WITHIN CIRCA. 6.00 ACRES WITH TIMBER STABLES, FEED AND TACK  
ROOMS, MENAGE, POLYTUNNEL AND OVATION STATIC CARAVAN**

**FOR SALE BY PRIVATE TREATY IN ONE LOT – Guide Price £1,400,000**

**Viewing:** at any daylight hour with a set of these particulars to hand

**Selling Agent:** Richard Turner & Son, Crooklands Office 015395 66800

**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 obliged to ask all successful purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**

**Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office before the sale or to the auctioneer prior to commencement of the sale.**

SITUATION

The land lies to the East and West of the A588 at Little Singleton, adjacent to Shard Bridge, with the majority of Lots being easily accessible from either the A588 or the A585. Preston, Blackpool, Fleetwood and Junction 3 of the M55 are all within easy travelling distance.

DESCRIPTION

The land extends to approximately 104.11 acres in all in three blocks. The land is in exceptionally good heart and provides a superb opportunity for someone to purchase land for agriculture, investment and equine/amenity uses (subject to obtaining any necessary permissions). The main block of 63.76 acres is mainly down to maize stubble, with the exception of the 6 acre equestrian plot. The block has excellent access directly from the A585 and also along the tracks shown in purple from the A585 and Shard Road. This block is well serviced by a hardcore track which runs much of the length behind the residential properties.

The equestrian facility extends to approximately 6.00 acres (2.43 hectares) or thereabouts of grazing and meadow land and all year dry turnout/exercise/schooling facilities and benefitting from the following:

- 1) Ovation 31’ two bedroom static caravan 9.45 m (31’) x 3.05 m (10’) with hot water gas boiler, plumbed to mains water, TV aerial and wired for electrical connection to a generator (generator not included)
- 2) Polytunnel 4.20 m (13’ 10”) x 18.30 m (60’) with central pathway dividing raised beds for easy access and growing vegetables with mains water supply standpipe adjacent.
- 3) Two purpose built timber buildings housing three stables of approximately 3.44 m (11’3) x 3.35 m (11’) internally (12’ x 12’ externally), one small pony stable, open fronted store with partially flagged floor and a lockable tack/feed room. The buildings are all on skids and benefit from a mains water supply standpipe adjacent.
- 4) Midden
- 5) Well built, free draining post and rail ménage circa 44.55 m (133’) x 22.50 m (73’10”) with sand and fibre surface
- 6) Hardstanding parking area and access track with landscaped tree planting
- 7) Area of raised beds
- 8) Pond with landscaped tree planting adjacent.

The further two blocks of land are situated on the East of the A588 and comprise a 30.73 acre block of meadowland and a 9.62 acre block of meadow and arable land. Both lots are accessed directly from Shard Road via the track coloured brown on the plan.

**Schedule**

<u>OS Number</u>	<u>Description</u>	<u>Area (acres)</u>	<u>Area (ha)</u>
SD3640 6985	Arable	3.70	1.50
SD3640 5970	Arable	6.42	2.60
SD3640 4067	Arable	14.49	5.86
SD3640 2365	Arable	17.19	6.96
SD3640 0368	Arable	15.96	6.46
SD3640 7939	Meadow	21.79	8.82
SD3640 4036	Meadow	8.94	3.65
SD3640 7564	Pasture	2.36	0.96
SD3640 9073	Arable	7.26	2.93
SD3640 5783	Equestrian Plot	6.00	2.43
<b>TOTAL</b>		<b>104.11</b>	<b>42.13</b>

## TENURE

The farm land is let on an annual Farm Business Tenancy at rent of £9,020 per annum. Vacant possession will be available on 25<sup>th</sup> January 2019. The land is currently let on a monthly licence and vacant possession will be available on completion.

## BASIC PAYMENT

The Basic payment entitlements are the property of the tenant. Please contact the auctioneers if you require Basic Payment Entitlements.

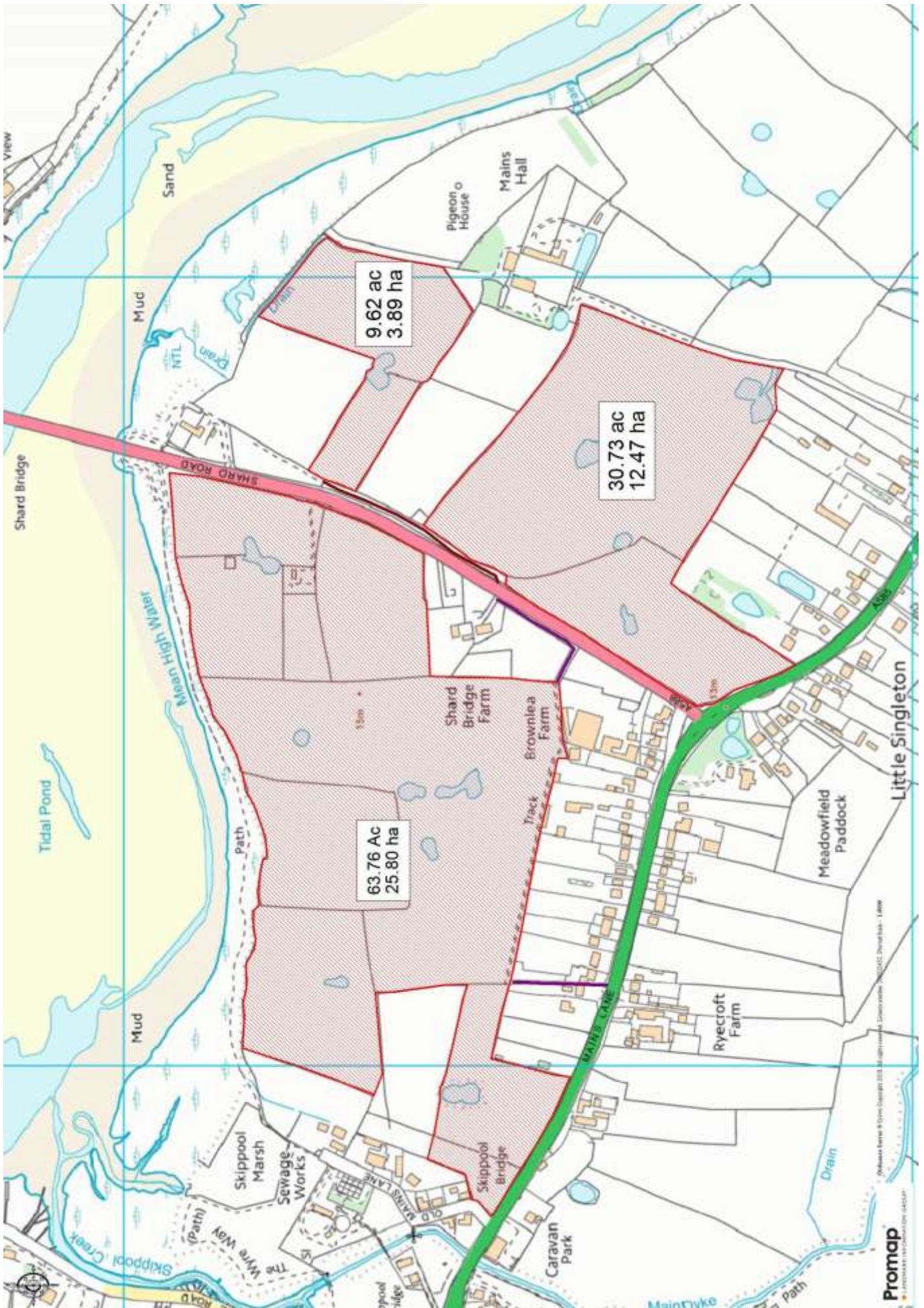
## SERVICES

The farmland is currently served by natural water supplies only, by way of the ponds in all fields.

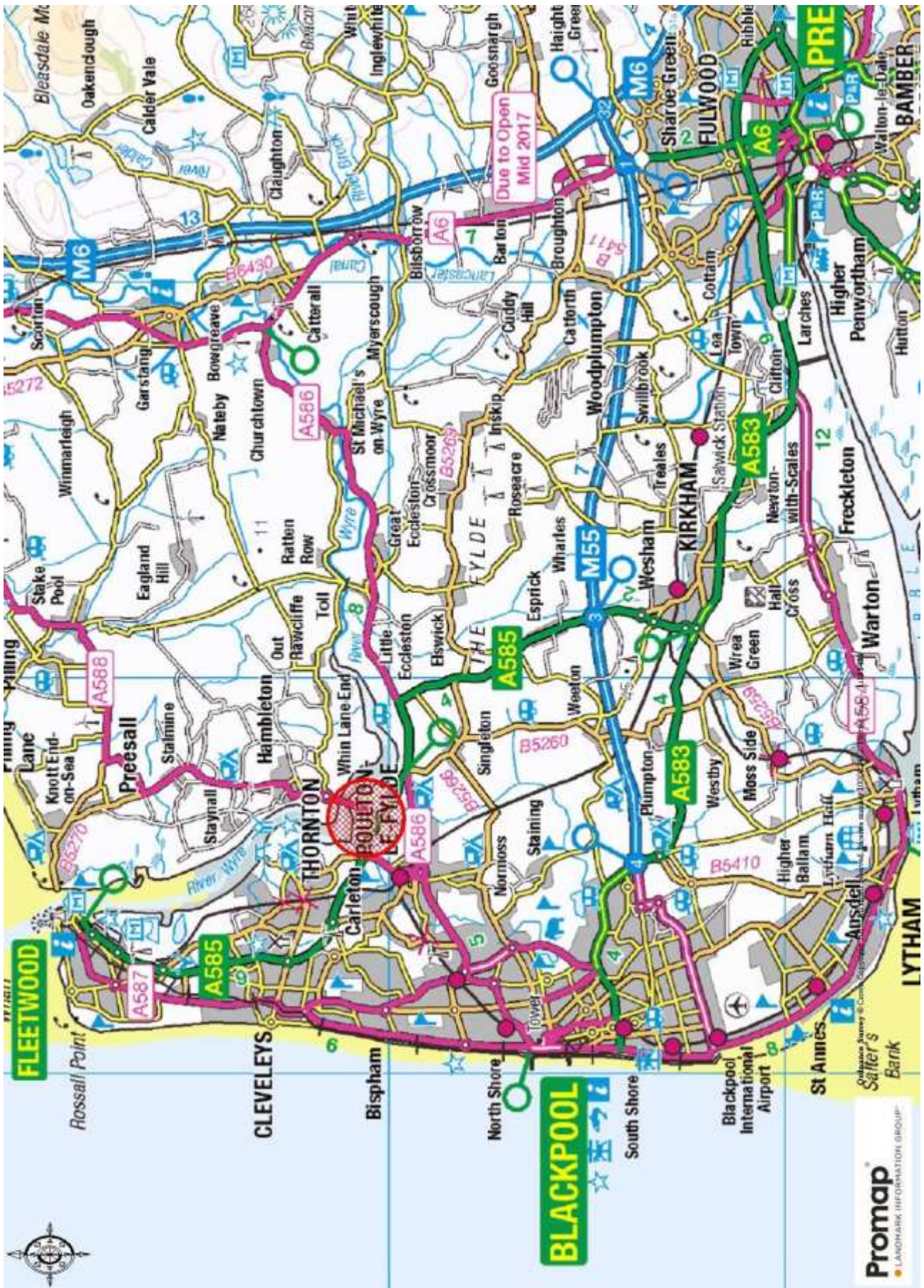
The equestrian plot benefits from an independent mains water supply (metered). There is no mains electricity supply however the timber buildings have been wired for a generator (generator not included).



**SALE PLAN** (for identification purposes only - not to scale)



**LOCATION PLAN:** (for identification purposes only - not to scale)



## GENERAL REMARKS AND STIPULATIONS

### **LOCAL SERVICE AUTHORITIES:**

Fylde Borough Council, The Town Hall, St Annes Road West, St Annes, FY8 1LW  
Lancashire County Council, County Hall, Preston – 01772 254868  
United Utilities Water, Hartington Road, Preston – 01772 251281  
United Utilities Electricity, Hartington Road, Preston – 01772 848400

### **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/Rural Land Registry maps 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.

**SPORTING AND MINERALS:** The sporting and mineral rights 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.

**TIMBER AND WOOD:** All growing timber and fallen timber are included in the sale.

### **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 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.

### **ORDER OF SALE:**

Whilst it is intended to offer the land in lots as catalogued nevertheless the Vendor reserves the right to either amalgamate, divide or withdraw any Lot or Lots prior to the Auction Sale.

### **UNSOLD LOTS:**

In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over Lots reserved in the Particulars, Stipulations or Conditions of Sale and shall hold subject to any such rights granted in favour of the Purchaser of any other Lots.

### **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(s) and he/they shall effect his/their own insurance accordingly.

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

### **MONEY LAUNDERING REGULATIONS:**

Prospective Buyers should bring two forms of identification to the Auction in the event that they are successful, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These documents are required by law for Money Laundering Regulations.

### **EXCHANGE OF CONTRACTS AND COMPLETION:**

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the hammer. It is anticipated that completion will take place within four weeks of exchange of contracts.

### **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