

**LAND AT SHARD FARM
LITTLE SINGLETON
POULTON LE FYLDE**



Lot 2

114.65 ACRES (46.40 Ha) OR THEREABOUTS
EXCELLENT LAND IDEAL FOR FARMERS, INVESTORS OR
FOR EQUINE OR AMENITY PURPOSES
FOR SALE BY PUBLIC AUCTION IN UP TO 11 LOTS
AT AN EARLY DATE
(Subject to Conditions and Unless Sold Previously)

AUCTIONEERS

Richard Turner and Son
45 Allhallows Lane, Kendal. LA9 4JH
Tel (01539) 723558

SOLICITORS

The Legal Team at Blackpool Football Club
Seasiders Way, Blackpool, FY1 6JJ
Tel: 0870 443 1953

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 114.65 acres in all and is offered for sale in 11 lots. The land is in exceptionally good heart and provides a superb opportunity for someone to purchase a plot of land from 2 acres upwards. The land is versatile comprising arable and grassland. The Lots would lend themselves to a variety of uses and cropping subject to the Agricultural/Equine restriction below.

SINGLE FARM PAYMENT

Please contact the auctioneers if you require Single Farm Payment Entitlements.

RESTRICTON

The land is being sold for agricultural/equine purposes only and access to the land is restricted to agricultural/equine purposes only. The vendor is prepared to consider further uses and prospective purchasers should check that any non Agricultural/Equine use is acceptable before bidding. Any alternative use will be written into the Contract for Sale and Transfer.

ACCESS

Access to Lots 1 – 4 is via a right of way over the track shown in brown on the plan attached. Access to Lots 7 and 8 is via a right of way over the track shown in grey and access to Lots 9 – 11 is via a right of way over the track shown in pink.

WATER

The land is currently served by natural water supplies only, by way of the ponds in all fields except Lot 6. There are water pipes located at points 'A' and 'B' on the plan. Each Lot will be given appropriate rights to lay pipes across other Lots or retained land to connect to a point where united utilities distribution mains are located. Such rights will include the right to have meter boxes, connection points (subject to UU fees and requirements) and for the installation, use, repair or renewal of such pipes and associated apparatus. Prospective purchasers should satisfy themselves as to the viability and availability of UU supplies from these points. If such connections are made, each purchaser shall be responsible for making the connection and laying the pipes at their own cost and will be liable to pay all UU and other connection fees, for the cost of laying the pipes and compensating other land owners for any damage caused.

VIEWING

At any time during daylight hours with a set of these particulars to hand.



Lot 3



Pond in Lot 8

SCHEDULE

Lot	Colour on Plan	Field Number	Description	Acreage	Hectarage
1	Red	Pt SD3640 4036	Pasture	4.69 est	1.90 est
2	Dark Blue	Pt SD3640 7939	Pasture	21.79 est	8.82 est
3	Green	Pt SD3640 8259	Pasture	10.62 est	4.30 est
4	Yellow	Pt SD3640 9073	Pasture/Arable	12.40 est	5.02 est
5	Orange	Pt SD3640 5861	Derelict Barn/Pasture	2.42 est	0.98 est
6	Light Blue	Pt SD3640 5970	Meadow	4.42 est	1.79 est
7	Purple	Pt SD3640 6985	Meadow	3.70 est	1.50 est
8	Green	Pt SD3640 5783	Meadow	6.10 est	2.47 est
9	Yellow	Pt SD3640 4067	Arable	14.49 est	5.86 est
10	Red	Pt SD3640 2365	Arable	17.19 est	6.95 est
11	Dark Blue	Pt SD3640 0368	Arable/Meadow	16.83 est	6.81 est



Lot 9



Lot 11

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 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.

SPORTING AND MINERALS

The sporting rights are included in the sale. Please note the sporting is reserved to the vendor until the 1st February 2009. Mineral rights are excluded.

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.

MILK QUOTA:

No milk quota has been apportioned to the land and non will be transferred to the purchaser who will agree to the apportionment and will not attempt to register any interest in the quota attached to other land occupied by the vendor. If, notwithstanding the above, any milk quota is transferred from the vendor to the purchaser, the purchaser will pay to the vendor such sum as represents the full market value of such quota at the date of transfer together with such sum as represents any loss whether direct or indirectly suffered by the vendor as a result of such transfer including inter alia the cost of acquisition of any equivalent amount of replacement quota.

FENCES & BOUNDARIES:

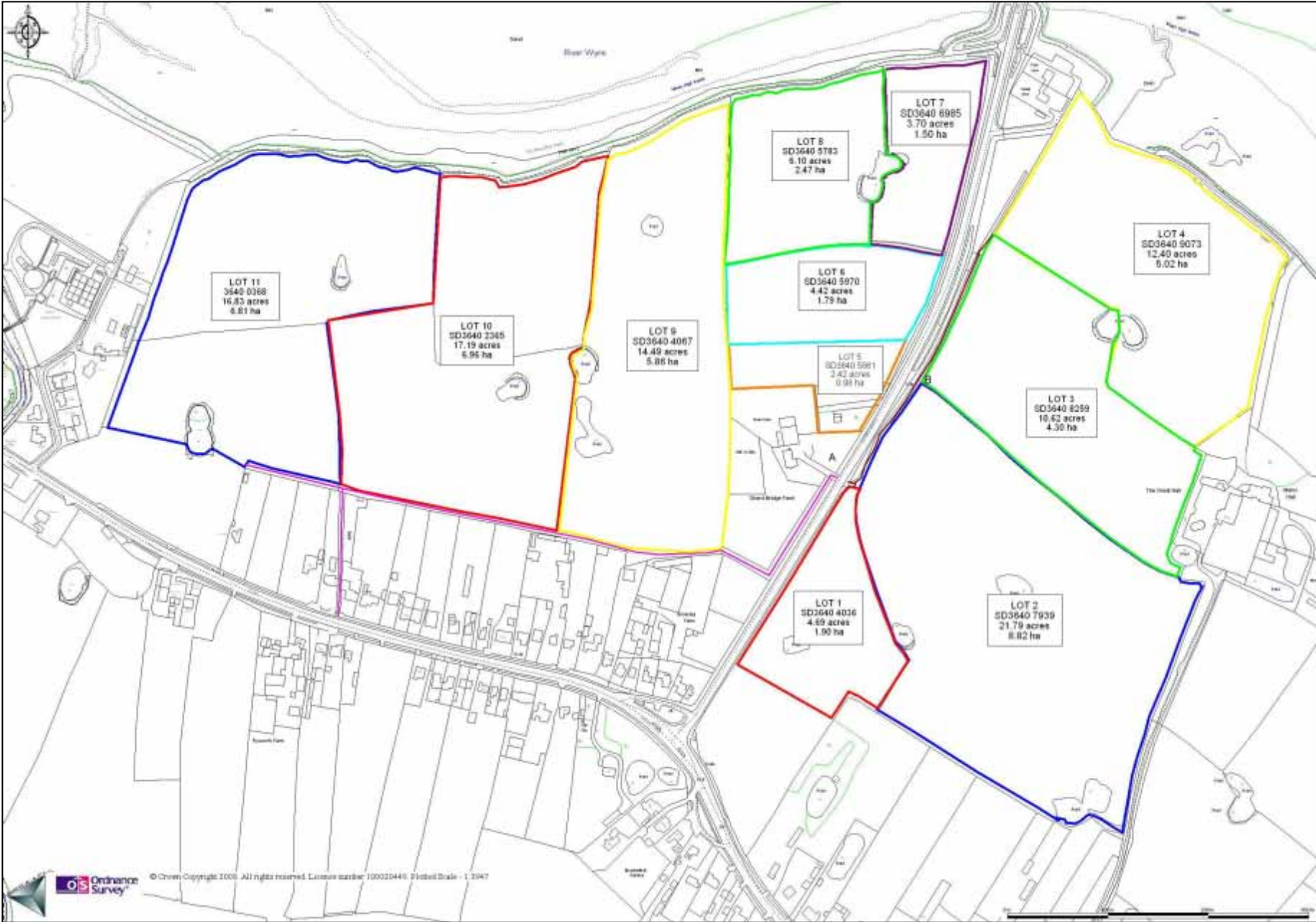
The Purchaser of each lot will be required to maintain in stockproof condition the fences marked with a "T" on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with "T" marked 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.

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's accordingly.



LOT 11
SD3640 0368
16.83 acres
6.81 ha

LOT 10
SD3640 2385
17.19 acres
6.95 ha

LOT 9
SD3640 4067
14.49 acres
5.86 ha

LOT 8
SD3640 5783
6.10 acres
2.47 ha

LOT 7
SD3640 6985
3.70 acres
1.50 ha

LOT 6
SD3640 5970
4.42 acres
1.79 ha

LOT 5
SD3640 5981
2.42 acres
0.98 ha

LOT 4
SD3640 8073
12.40 acres
5.02 ha

LOT 3
SD3640 8289
10.62 acres
4.30 ha

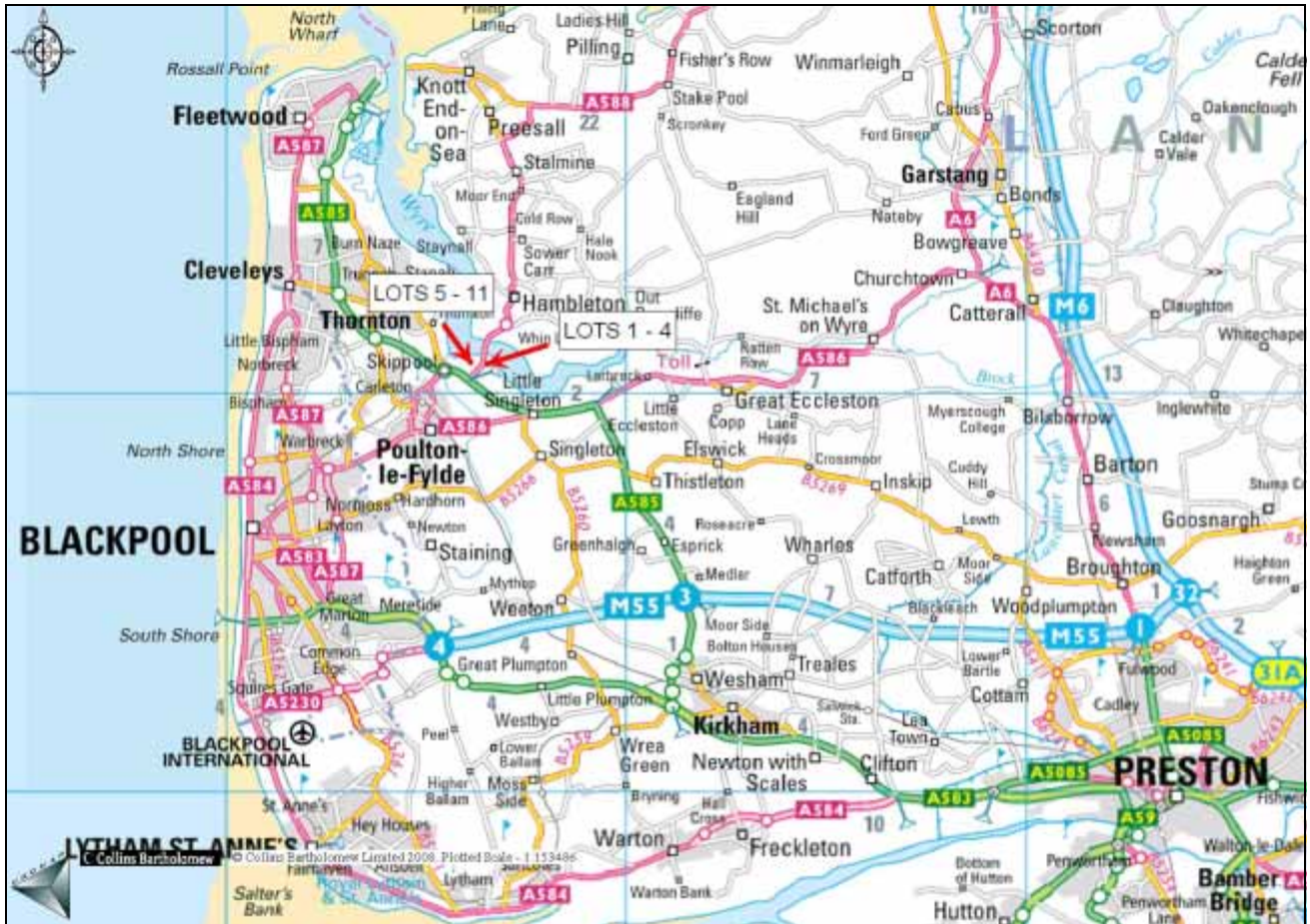
LOT 1
SD3640 4036
4.89 acres
1.96 ha

LOT 2
SD3640 7939
21.79 acres
8.82 ha



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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.