

By Direction of Mr & Mrs Peter Smith

2.15 Acres
at
Arna Wood
Nr Aldcliffe, Lancaster
LA2 0AE



For Sale by Private Treaty

Being originally part of Arna Wood Farm, the paddock is one of four with a shared hard-standing and parking area with access from the council road. The paddock has the benefit of partial post and rail fencing and a water supply is available subject to the purchaser installing his own water meter.

This is exceptionally good, very fertile land being one of four paddocks.

Price: Offers requested in excess of £28,500.

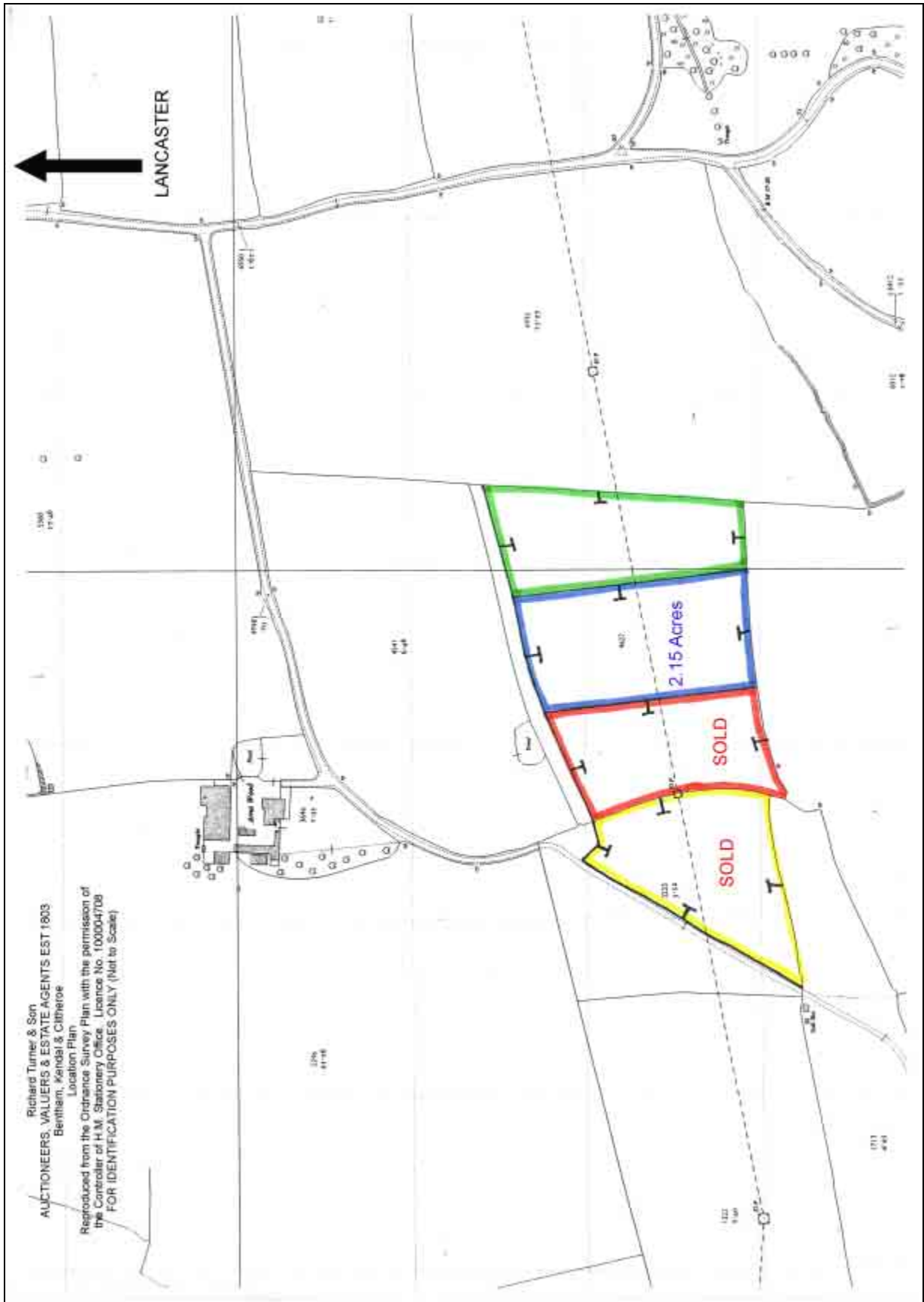
Auctioneers:

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

Solicitors:

Ratcliffe & Bibby
3 Northumberland Street
Morecambe, Lancs. LA4 4AT.
Tel: 01524 410 424.
Fax: 01524 831 783.

Location Plan
(2.15 acres for sale edged blue on plan)



GENERAL REMARKS AND STIPULATIONS

VIEWING:

The land may be viewed during any reasonable daylight hour upon the production of a set of these particulars.

LOCAL AND SERVICE AUTHORITIES:

United Utilities: Electricity - Lancashire Region, Harlington Road, Preston. Tel: 01772 848 400.

Water - 9-15 Ribblesdale Lane, Preston. Tel: 01772 251 281.

Lancashire County Council, County Hall, Preston. Tel: 01772 254 868.

Lancaster City Council, Lancaster. Tel: 01524 582 000.

North West Water Authority, Stanley Street, Preston. Tel: 01772 51281.

British Telecommunications plc, Telephone House, 11 Broadway, Bradford. Tel: 01274 723 444.

MAFF, Northallerton Regional Service Centre, Government Buildings, Crosby Road, Northallerton. Tel: 01609 773 751.

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:

The sporting rights are in hand and are included in the sale.

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.

MILK QUOTA:

It is a specific condition of sale, that no milk quota is apportioned to the land and the Purchaser will not acquire any right to claim quota and in the event of arbitration or otherwise awarding milk quota to this land the purchaser will pay in addition to the purchase price of the land the market value of the milk 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 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.