

**3.00 Acres (1.22 Ha) Meadowland  
With Planning Permission For 3 Stables, A Tack Room,  
Feed Room & Manège  
Singleton, Nr Poulton Le Fylde  
Lancashire**



**An Excellent Block of Meadowland  
With Good Access and a Mains Water Supply**

**For Sale by Private Treaty in 1 Lot**

**Guide Price: Offers Over £49,000**

**Sole Agents**

Richard Turner & Son  
14 Moss End Business Village  
Crooklands  
Cumbria  
LA7 7NU.  
Tel: 015395 66800.

**Location:**

The land is situated approximately half a mile to the north west of the village of Singleton. The land has access from a farm track which leads from the B5260, coloured yellow on the plan attached.

**Description:**

The land extends to 3.00 acres or thereabouts and is offered for sale in 1 lot, outlined in red on the enclosed plan. The land benefits from a right of way along the track coloured yellow on the plan. Maintenance of the track is shared with the adjacent land owners, and contribution is according to user. There is a right for the purchaser to connect into the mains water supply in the adjacent 2.92 acre plot and lay pipes across that land to the field, subject to the purchaser making good any damage caused and paying for water consumed by them together with half the standing charge levied by United Utilities.

The land has the benefit of planning permission for the erection of a single stable block to accommodate up to 3 horses, ménage and associated works. A copy of the decision Notice and proposed site plan are enclosed.

The purchaser will be required to construct and forever after maintain a stockproof fence between the points marked "X" and "Y" on the plan.

The vendors are retaining the 2.92 acre adjacent meadow, coloured blue on the attached plan. There is an option for the purchaser to rent or purchase this area of land, subject to the agreement of satisfactory terms.

**Schedule:** (edged red on the attached plan)

<b>Field No</b>	<b>Ha</b>	<b>Acres</b>
SD 3738 5984 Pt	1.22 Ha	<b>3.00 Acres</b>

**Single Farm Payment:**

There are no Single Farm Payment Entitlements attached to the land.

**Viewing:**

The land can be viewed at anytime during daylight hours with a set of these particulars.



## FYLDE BOROUGH COUNCIL

### Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2010

#### Full Planning Permission Granted

##### Part 1 - Particulars of Application

**Application Number:** 11/0422

**Location:** LAND TO THE SOUTH OF LODGE LANE, SINGLETON, POULTON-LE-FYLDE, FY6 8LG

**Description:** ERECTION OF A SINGLE STABLE BLOCK TO ACCOMMODATE UP TO 3 HORSES, MANEGE AND ASSOCIATED WORKS.

##### Part 2 - Particulars of Decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED only for the carrying out of development referred to in Part 1 hereof in accordance with the actual development proposal specified on your submitted application form and the relevant plan, a stamped copy of which is returned with this notice, subject to the following conditions(s) and reasons(s):

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 3 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed, in accordance with approved plans.

To prevent the pollution of the water environment.

- 4 The stables hereby approved shall only be for private use and not for the stabling of horses on a commercial basis nor for any other commercial purposes whatsoever.

The safeguard the amenities of the neighbourhood and to retain control over the development.

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

#### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

#### **SUMMARY OF RELEVANT POLICIES & GUIDANCE**

This decision has been made having regard to the policies contained within the adopted Development Plan which comprises the saved policies of:  
the Fylde Borough Local Plan;  
the Joint Lancashire Structure Plan;  
and all other relevant planning guidance and in particular policies:

**Regional Spatial Strategy:**

**Fylde Borough Local Plan:**

SP02 Development in countryside areas

TREC10 Countryside Recreation

**Date of Decision:** 05/09/2011

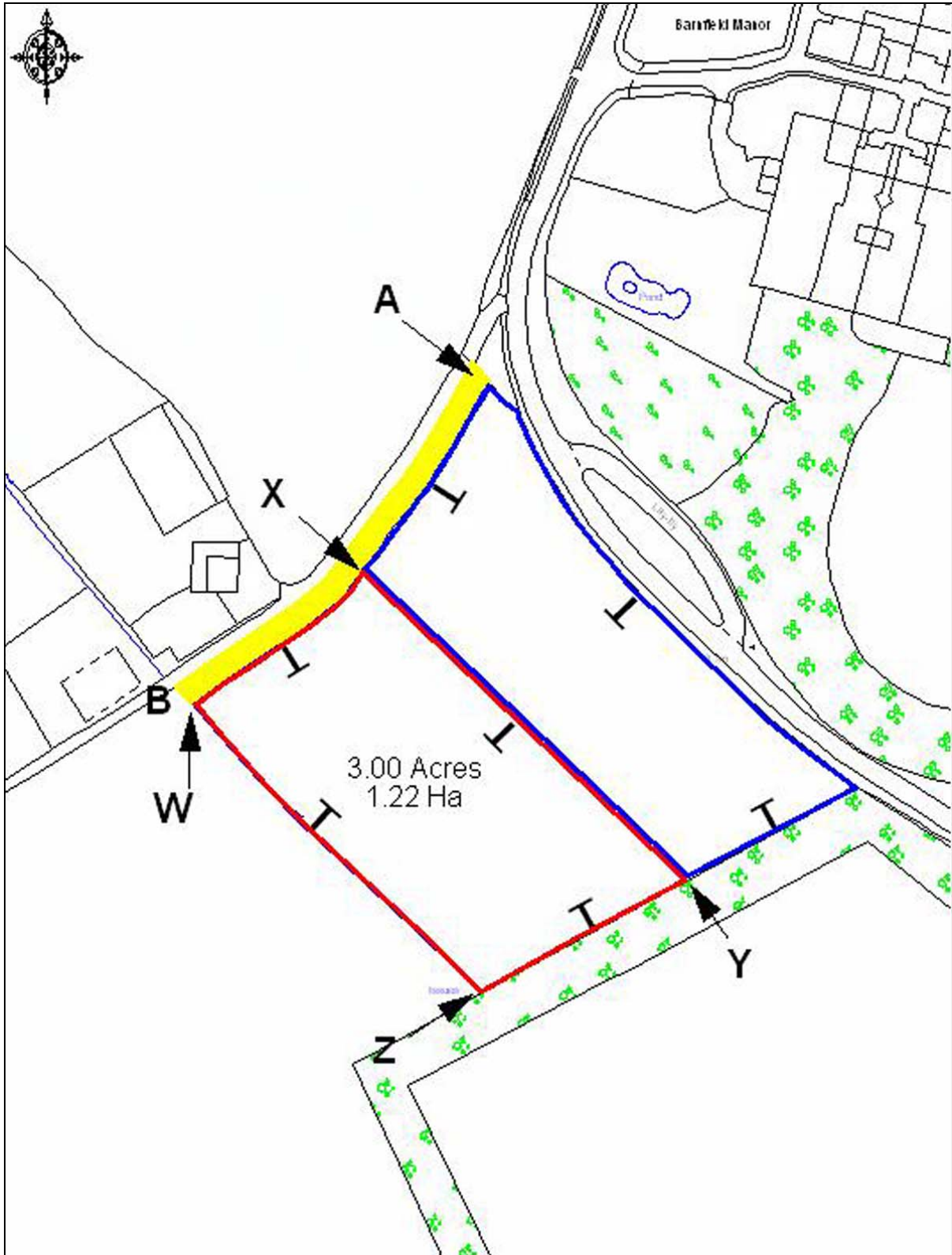
Signed: 

Mr P. Walker  
Executive Director  
Strategic Development Services  
Town Hall  
Lytham St Annes  
Lancashire, FY8 1LW

Mr Hale  
CA Planning  
7 East Cliff  
Preston  
Lancashire  
PR1 3JE



Boundary Plan



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## **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 and minerals rights are included in the sale. Please note details in particulars.

### **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 none 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.

### **ORDER IF 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's accordingly.

