Armitstead Barnett

Land at Newton Gange Farm

£8,000/ac

Up to 98.16 acres (39.72 hectares)
of productive grassland and arable land of interest to Agricultural, Equestrian & Lifestyle Farming purchasers
For Sale as a Whole or up to 3 Lots

FOR SALE BY BY PRIVATE TREATY

Armitstead Barnett

General Description

The placing of this land upon the open market provides a variety of purchasers the opportunity of acquiring well-sized parcels of good quality grassland and arable, set within a peaceful location, yet providing excellent accessibility to the main roads in the locality. The land in total extends to **98.16 acres** (39.72 hectares) and is offered for sale as a Whole or up to 3 Lots in varying sizes, ranging from 12.8 acres up to 52.74 acres.

The land is level by nature, with the current owner undertaking a programme of improvement and works, which now provides for good sized workable fields, with mains water available to the majority of the Lots.

The land is classified under the Agricultural Land Classification Maps for England & Wales as Grade 3.

LOT 1

12.80 acres (5.18 hectares) as edged 'red'. A block of temporary grassland which is accessed by a Right of Access leading from Thames Street. The land is bordered by mature hedges, post and net fencing and ditch, provides a level block of grassland with natural watering and mains water available.

RLR	Description	Ha	Ac
4305	Temporary Grass	3.99	9.86
4681	Temporary Grass	1.19	2.94
Total		**5.18**	**12.80**

LOT 2

32.62 acres (13.2 hectares) as edged and hatched 'blue'. A single block of temporary grassland, which has been much improved, formerly incorporating 7 individual fields but now one open block of temporary grassland which is enclosed by mature hedges and post and net fencing. Access to the land will be from Thames Street, along the stone track. An Agricultural Right of Access is also gained directly off Parrox Lane, between Points "X" and "Y" on the Site Plan. The land has mains water and natural watering available.

RLR	Description	Ha	Ac
1218	Temporary Grass	1.98	4.89
1421	Temporary Grass	0.93	2.30
2421	Temporary Grass	1.71	4.22
3229	Temporary Grass	2.61	6.45
Pt-3149	Temporary Grass	0.53	1.32
1339	Temporary Grass	3.28	8.10
0132	Temporary Grass	1.76	4.34
	Tracks & Roads	0.40	1.00 est
Total		**13.20**	**32.62**

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LOT 3

52.74 acres (21.36 hectares). An excellent block of arable land with road frontage and access directly off Parrox Lane, but also an additional Agricultural Right of Access between points "X" and "Y" off Parrox Lane. The block of land currently is in arable rotation, being a mixture of spring barley and stubble turnips. The land is much improved with a number of smaller fields, now incorporating predominantly one open block of land. Natural watering and mains watering is available.

RLR	Description	Ha	Ac
9284	Arable	1.94	4.79
9071	Arable	2.35	5.80
9051	Arable	5.13	12.67
9968	Arable	1.61	3.97
1470	Arable	4.11	10.15
1958	Arable	2.76	6.82
0884	Arable	1.40	3.45
pt-2282	Arable	1.28	3.16
	Tracks & Roads	0.78	1.93
Total		**21.36**	**52.74**

GENERAL REMARKS:

Services: We are informed that mains water is available to the majority of the land, there is also natural watering by various amenity ponds.

Please note: Armistead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of Contracts.

Basic Payment Entitlements: The land has been registered for Basic Payment Scheme Entitlements. The Vendor has submitted a claim for 2018 and will be retained in full. The Purchaser will be required to comply with the Cross Compliance Regulations and indemnity the Vendors for any claims, costs or penalties as a result of the Purchaser failing to fill the Cross Compliance of the 2018 year.

The Purchasers will have the opportunity to purchase the Basic Payment Scheme Entitlements of the matching land at market value and will be required to pay Armitstead Barnett £100 plus VAT for the transfer of the relevant Entitlements.

Rights of Access, Easements & Wayleaves: There is a footpath which passes over part-Lot No.1 and along the track leading to Thames Street, effecting Lot No.2. We are not aware of any other permissive or public footpath effecting the property. We are aware of an Easement in favour of National Grid for the provision of overhead power lines and pylons affecting Lot No.'s 2 & 3. There is also an Easement in favour of United Utilities for an underground sewer pipe affecting Lot No.3.

Title & Tenure: The land is offered for sale Freehold, with the benefit of Vacant Possession upon completion.

Sporting & Mineral Rights: Any sporting and mineral rights where owned and contained within the Freehold are included within the sale, apart from Lot No.3, whereby there are two areas which have part of the Mines and Minerals Sand and Gravel excluded from the sale.

Shooting Rights: We believe that shooting rights are in hand and will pass with the Freehold of the property.

Boundaries: The Purchaser will be responsible for the erection and maintenance thereafter of a suitable boundary fence between points "A" and "B" on the Plan. The Purchaser will be responsible for the erection and maintenance thereafter of a suitable stockproof fence between points "C" and "D". Boundary responsibilities will be marked on the Transfer Plan.

Planning: All Planning enquiries are to be made to Fylde Borough Council, The Town Hall, St Annes Road West, Lytham St Annes, Lancashire, FY8 1LW.

Method of Sale: Private Treaty

For the attention of Richard D. Furnival BSc (Hons) MRICS FAAV

Viewings: The land can be viewed during daylight hours with a copy of the Sales Particulars to hand.

SUBJECT TO CONTRACT

Photographs taken summer 2017

AMC Agents

Armitstead Barnett act as Agents to AMC. For a free, no obligation consultation on a range of AMC flexible and standard finance products which are currently available, please contact Richard D. Furnival BSc (Hons) MRICS FAAV on 01995 603180/07967 647378.

Armitstead Barnett

Armitstead Barnett Est. 1890

Chartered Surveyors • Land & Estate Agents • Valuers

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