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We Value Your Property

32.76 acres (13.26 Ha) of Grade I agricultural land at
Long Meanygate, Martin Mere, West Lancashire PR9 8AJ

Guide Price £ 15,000 per acre

32.76 acres (13.26 Ha) of agricultural land at Long Meanygate, Martin Mere, nr Southport West Lancashire PR9 8AJ

Offered as a Whole

Guide Price £ 15,000 per acre

A parcel of highly productive multi-cropping agricultural land with high mineral content and suitable for double cropping situated at Martin Mere, to the south of The Sluice. The extent of the land is shown edged in red on the attached identification plan, subject to legal confirmation.

Natural England - Agricultural Land Classification Map North West Region (ALC002)

Advises land in this locality to be Grade 1 (Excellent)

"Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly include top fruit, soft fruit, salad crops and winter harvested vegetables. yields are high and less variable than on land of lower quality"

Cropping Year 2015 – Potatoes and Turf

Cropping Year 2016 – Turnips and Potatoes

Cropping Year 2017 – Turnips and Turf

Cropping Year 2018 – Turf

Access to the land is via Berry House Road onto the prescriptive access roads of Martin Mere.

Services

Mains services are not available.

Tenure

We understand the land is held freehold in title.

The land is subject to a cropping licence which terminates 28 January 2019.

A delayed completion date of 1 February 2019 is proposed, when immediate vacant possession is available.

Wayleaves & Easements

We are not aware of any wayleaves or easements affecting the land, subject to legal confirmation.

Basic Payment Scheme Entitlements

We understand that Basic Payment Scheme Entitlements are available for the 2019 claim year and the equivalent number will be transferred to the purchaser within the purchase price. (subject to the purchaser being registered and meeting the scheme rules for transfer of entitlements)

We confirm that the land is registered with RPA Rural Land Register

Guide Price

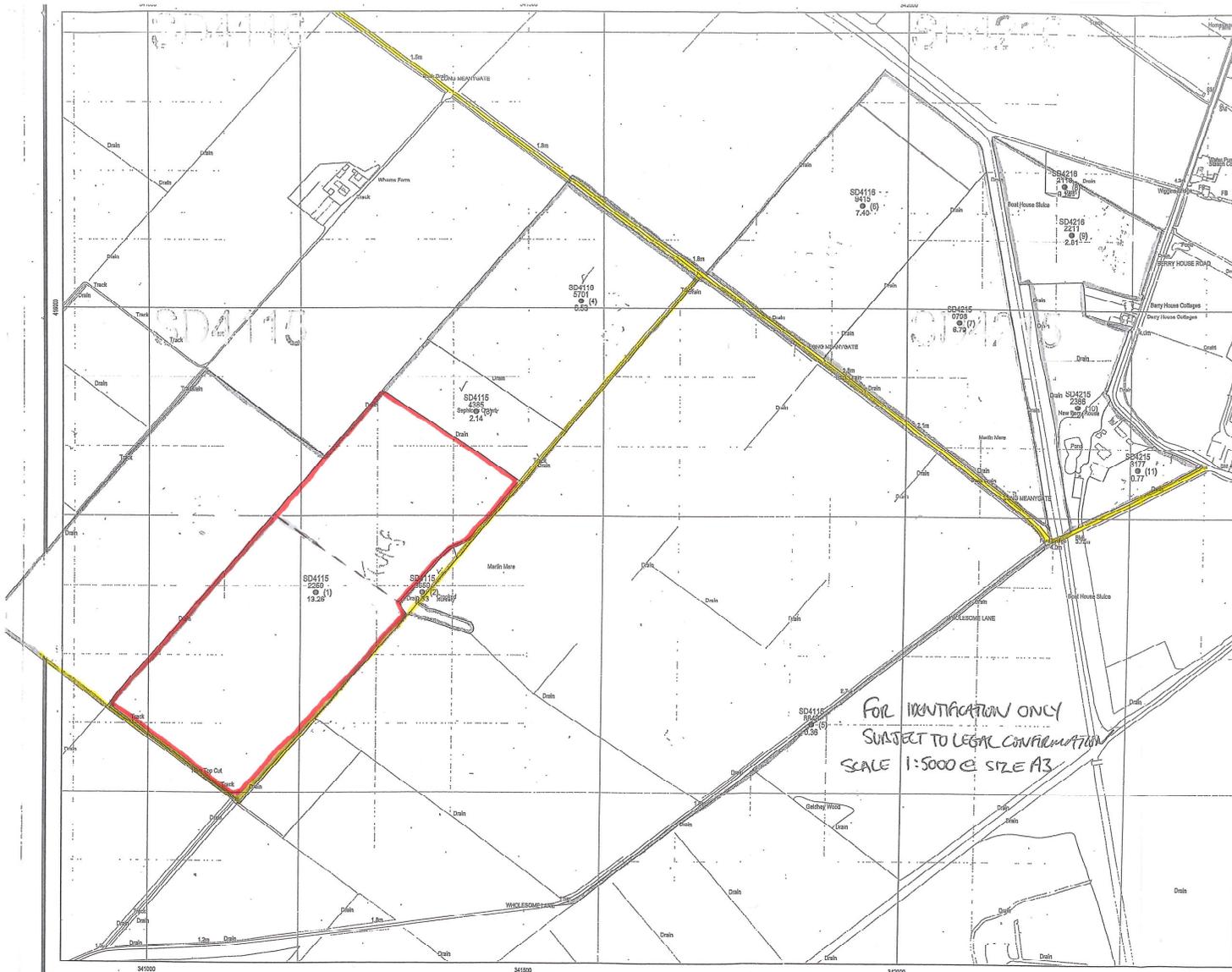
The land is marketed at a guide price of £15,000 per acre

It is proposed that a non-refundable payment of 50% of the purchase price will be due on exchange of contracts with a delayed completion date of 1 February 2019 when the balance is payable.

Viewing

Please contact the selling agent to advise a day & time of unaccompanied viewing during daylight hours in order that we may notify the vendor.

These details do not form any part of a binding contract of sale of the land and are produced subject to contract. The vendor is not required to accept the highest or any offer made and may withdraw the land from sale.



rpa
rural paym

Main Holding Number
21/374/0100

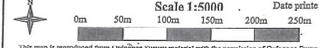
Sheet Holding Number : 21/374.

Rural Land Register

Flet ID	Map Sheet	Field No.	Original Field Size (ha)	New Dig Field SI (ha)
	OS Map Sheet	NG Field		
1 ✓	SD4115	2259	13.26	13.26
2 ✓	SD4115	3659	0.33	0.33
3 ✓	SD4115	4385	2.14	2.14
4 ✓	SD4116	5701	6.53	6.53
5 ✓	SD4115	8840	0.36	0.36
6 ✓	SD4116	9415	7.40	7.40
7 ✓	SD4215	0798	6.79	6.79
(8)	SD4216	2118	0.14	0.14
9 ✓	SD4216	2211	2.81	2.81
10 ✓	SD4215	2386	2.21	2.21
11 ✓	SD4215	3177	0.77	0.77
12	SD4115	0269	9.44	9.44

Print Name :

Signed : Date :



Scale 1:5000 Date printed
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SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) 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. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.