



17.77 Acres of Productive Grassland
Known as Land at Sennicar Lane, Haigh, Wigan WN1 2SN



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Asking Price £ 300,000

A parcel of productive grassland with good access and well fenced predominantly with mature hedgerow, post & sheep netting.

The land has frontage to the Leeds Liverpool Canal towpath which follows the east boundary of the land. The field gate entrances are close to the canal bridges known as Sennicar Bridge and Pendlebury Bridge.

An open watercourse follows the length of the west boundary providing excellent drainage as the majority of the land slopes in a south/south westerly direction.

The land is predominantly a gently southern sloping aspect and currently comprises a Reseeded meadow rye grass which is used for haylage production but is also ideal for keeping horses or subdivided into smaller paddocks as the land has field gated access from both Sennicar Lane and Pendlebury Lane with Sennicar Lane being double gated.

Tenure

We understand the land is held freehold in title.

Wayleaves & Easements

The land is to be sold subject to any existing wayleaves, easements etc which may affect the property.

Services

There are no mains services connected.

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.

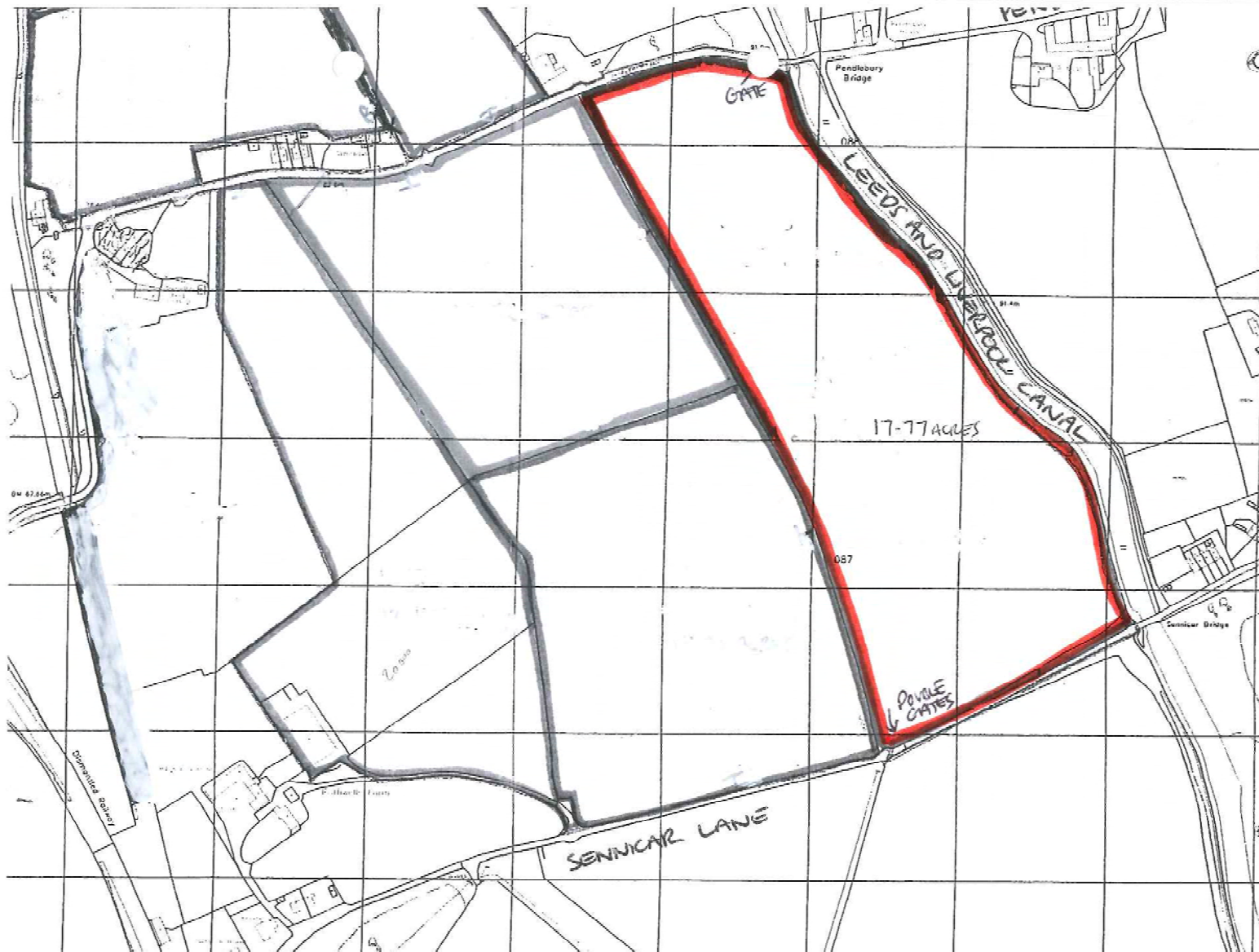
Offers are Invited by an early date

These details do not form any part of a binding contract of sale of the land and are produced for information only, subject to contract.

Vacant Possession

Following completion of sale, immediate vacant possession is available.





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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 Pickavance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickavance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickavance 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 Pickavance 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 Pickavance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.