



8.3 acres (3.36 Ha) of Land with Planning Permission to erect a 305 sq.m (3280 sq.ft) Portal Frame Barn
at New Road, Staynall, Poulton le Fylde FY6 9DX

For Sale by private treaty

Guide Price offers over £200,000

8.3 acres (3.36 Ha) of Agricultural Land which is currently in arable rotation, shown edged in red on the attached identification plan.

The land has the benefit of Planning Permission to erect a circa 300 sq.m (3230 sq.ft) steel portal frame agricultural building being 5m to ridge height and 3.66m to eaves height.

The land also has the benefit of on site mains water and 3 phase electricity available. The buyer will be responsible for the cost of making the water and/or electricity connections.

The land has access right of way access across a short section of existing private wide stoned access way off New Road with shared maintenance provisions. The land has frontage to Wardleys Lane to it's westerly boundary.

Planning Permission

Wyre Council Appln No. 21/00800/AGR approved 16.7.2021 for five years
Proposal: Prior Notification for the erection of an Agricultural Storage Building.

Tenure

Freehold with vacant possession available immediately following removal of the maize crop which is being grown under a crop licence which is a standing crop at the time of producing these sale particulars however the crop may have been harvested at the point of exchange of contracts.

Wayleaves & Easements

The land is sold subject to any existing wayleaves, easements etc which may exist, subject to legal confirmation. We have not been made aware of any such rights.

Guide Price

The land is marketed at a guide price of offers over £ 200,000

Viewing

The land may be viewed during daylight hours by prior appointment with the selling agent.

Location: what3words [pastels.storming.title](https://www.what3words.com/pastels.storming.title)

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 property from sale.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property

Identification Plan, subject to legal confirmation

Not to Scale



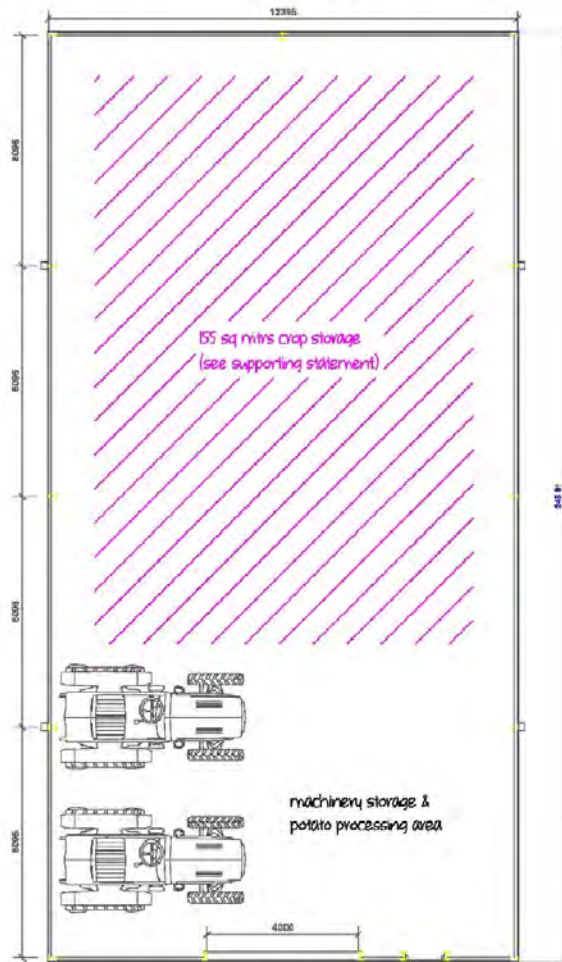


SOUTH FACING ELEVATION

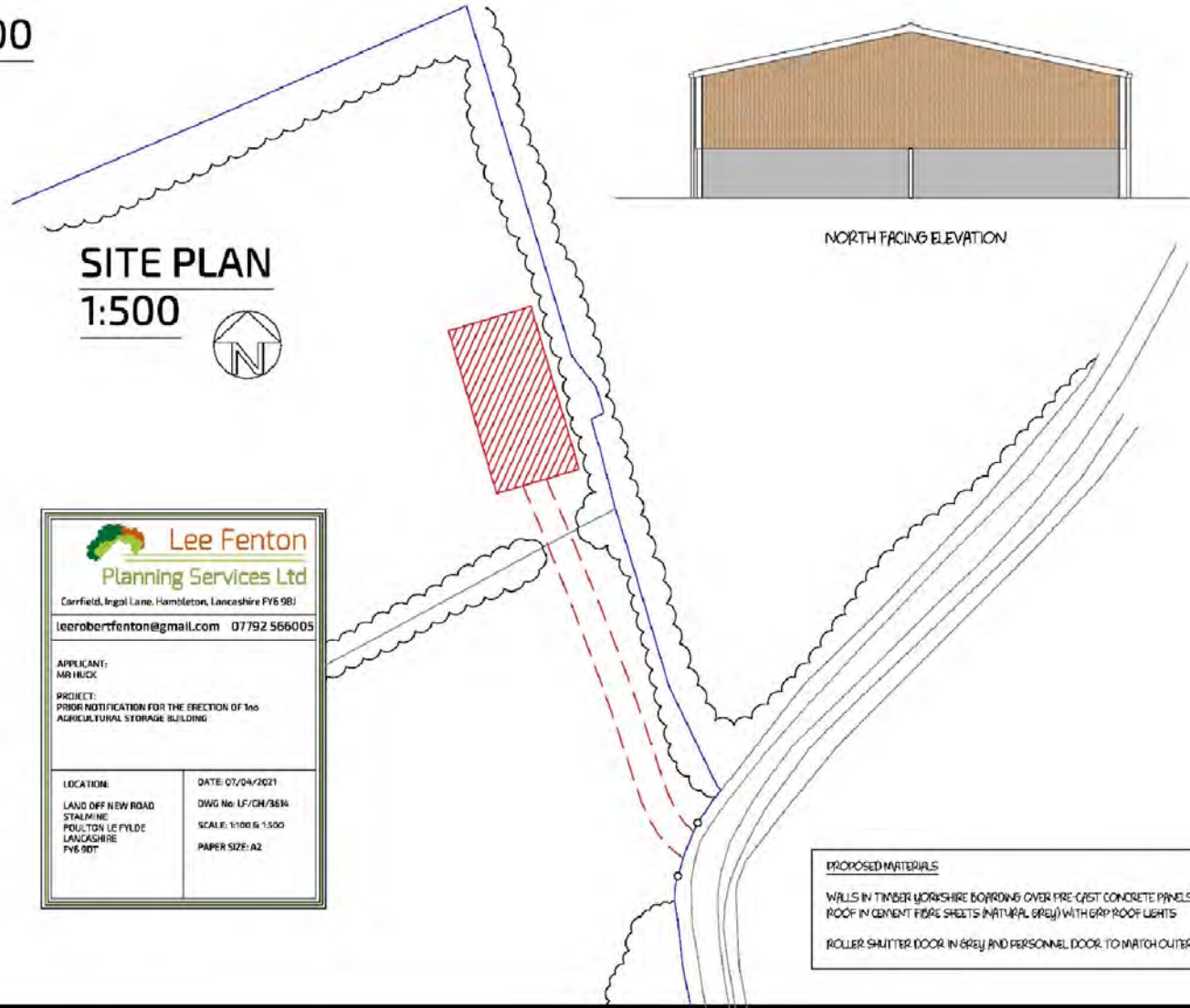


EAST FACING ELEVATION / WEST FACING ELEVATION

PROPOSED PLANS - SCALE 1:100



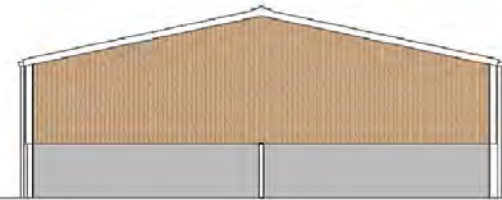
FLOOR PLAN



SITE PLAN 1:500



 Lee Fenton Planning Services Ltd	
<small>Carrfield, Ingal Lane, Hambleton, Lancashire FY6 9BJ</small> <small>leerobertfenton@gmail.com 07792 566005</small>	
<small>APPLICANT: MR HUCK</small>	
<small>PROJECT: PRIOR NOTIFICATION FOR THE ERECTION OF 166 AGRICULTURAL STORAGE BUILDING</small>	
<small>LOCATION: LAND OFF NEW ROAD STALMINE POULTON LE FYLDE LANCASHIRE FY6 9BT</small>	<small>DATE: 07/04/2021 DWG No: LF/CH/3614 SCALE: 1:100 & 1:500 PAPER SIZE: A2</small>

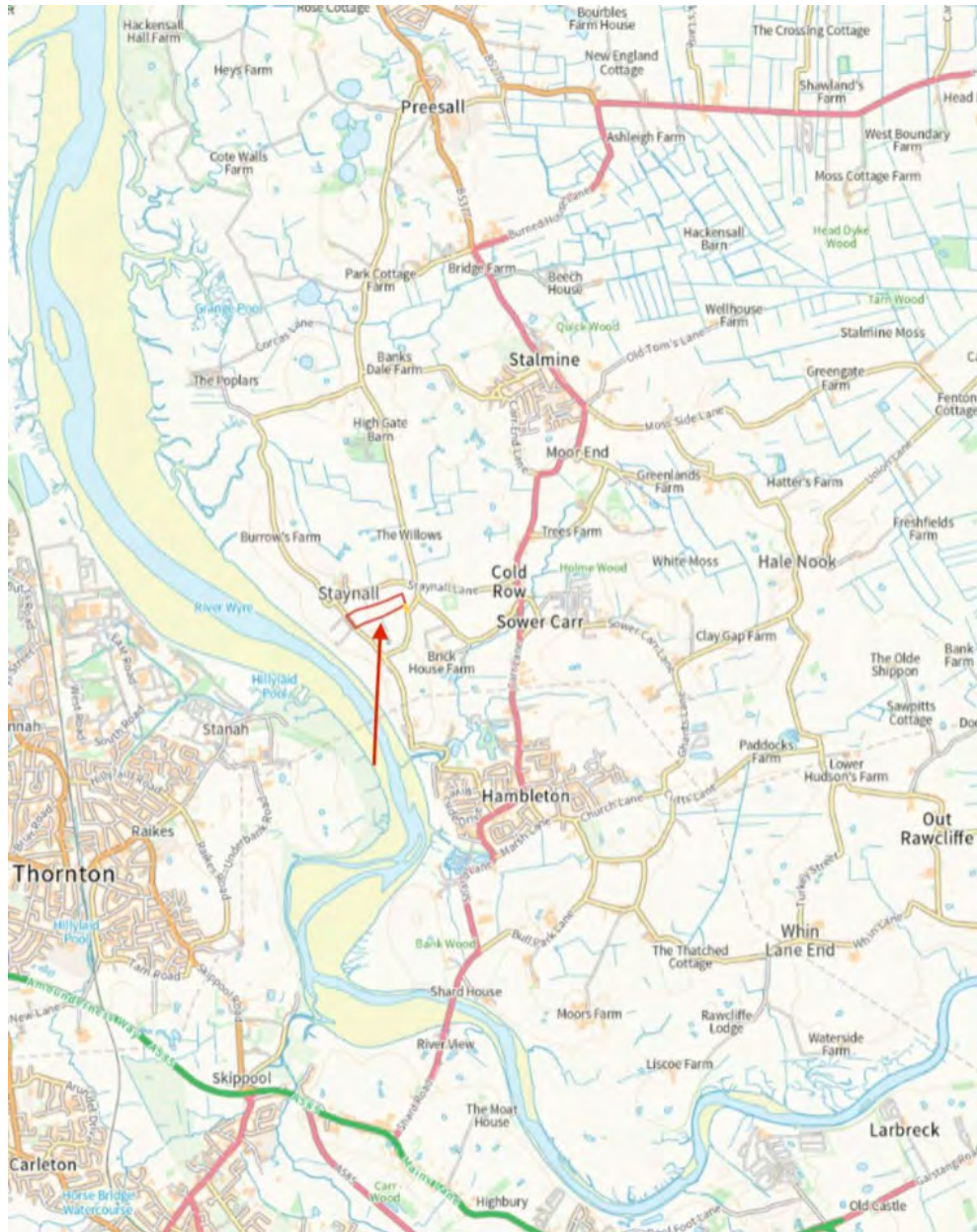


NORTH FACING ELEVATION

PROPOSED MATERIALS

WALLS IN TIMBER YORKSHIRE BOARDING OVER PRE-CAST CONCRETE PANELS
 ROOF IN CEMENT FIBRE SHEETS (NATURAL GREY) WITH GRIP ROOF LIGHTS
 ROLLER SHUTTER DOOR IN GREY AND PERSONNEL DOOR TO MATCH OUTER CLADDING

Location Plan



69 Garstang Road, Preston, Lancashire, PR1 1LB
Tel: 01772 555403 Fax: 01772 885333

www.shpvaluers.co.uk

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 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.