



Gary Hoerty Associates
Chartered Surveyors
Rural Property Specialists

For Sale By Informal Tender



**Land and Buildings at Cuckstool Lane,
Fence, Burnley, Lancashire, BB12 9PA.**



34 Wellgate, Clitheroe, Lancashire, BB7 2DP

Tel: 01200 442301 www.ghaonline.co.uk email: info@ghaonline.co.uk



LOCATION

The land and buildings are located approximately 400m south of the village of Fence and are within easy reach of Nelson, Brierfield and Burnley and are accessed immediately off Cuckstool Lane (B6248).

DIRECTIONS

From the M65 exit at Junction 13, if travelling northeast on the M65 take the first exit at the roundabout onto Barrowford Road the A6068, if travelling southwest take the third exit at the roundabout under the M65 and then take the first exit at the roundabout onto Barrowford Road the A6068. Proceed along Barrowford Road for approximately 2.8Km (1.75 miles) and turn left down Cuckstool Lane signposted Brierfield B6248 and the property can be found on the right hand side after approximately 340 metres just to the south of Baroccos (Formerly The Forrest).

DESCRIPTION

The property comprises a modern steel portal frame building with lean to greenhouse structure to the rear, a timber stable and a parcel of agricultural land which extends to approximately 18.90 acres (7.65 hectares) or thereabouts and is split into three separate fields. The property lends itself ideally to smallholder or equestrian activities. The property is offered for sale as a whole or in two lots as set out below:

LOT 1

Lot 1 comprises 3.46 acres of land which includes 3.16 acres of agricultural land enclosed in two paddocks, a hard standing area, a modern steel portal frame building with a greenhouse type structure attached to the rear and a detached timber field shelter/stable.

The modern portal frame building measures 18.29m (60') x 9.14m (30') and is clad in light green box profile sheets to the roof and all elevations and has a roller shutter door and a personnel door to the front gable and a personnel door to the rear gable. The roof is insulated and the building has a concrete floor. There is a lean to structure which has served as a greenhouse attached to the rear of the building and there is a large hard standing area in front of the building. Internally the building contains two large stables constructed from concrete block and a small wash room/brew area with a w.c. The building is fitted with plenty of plug sockets and lighting and is fitted with a burglar alarm.

The detached livestock shelter/stable measures 4.87m (16') x 3.25m (10'7") and is constructed of timber with a box profile clad roof.

Portal Frame Building



Timber Stable/Field Shelter



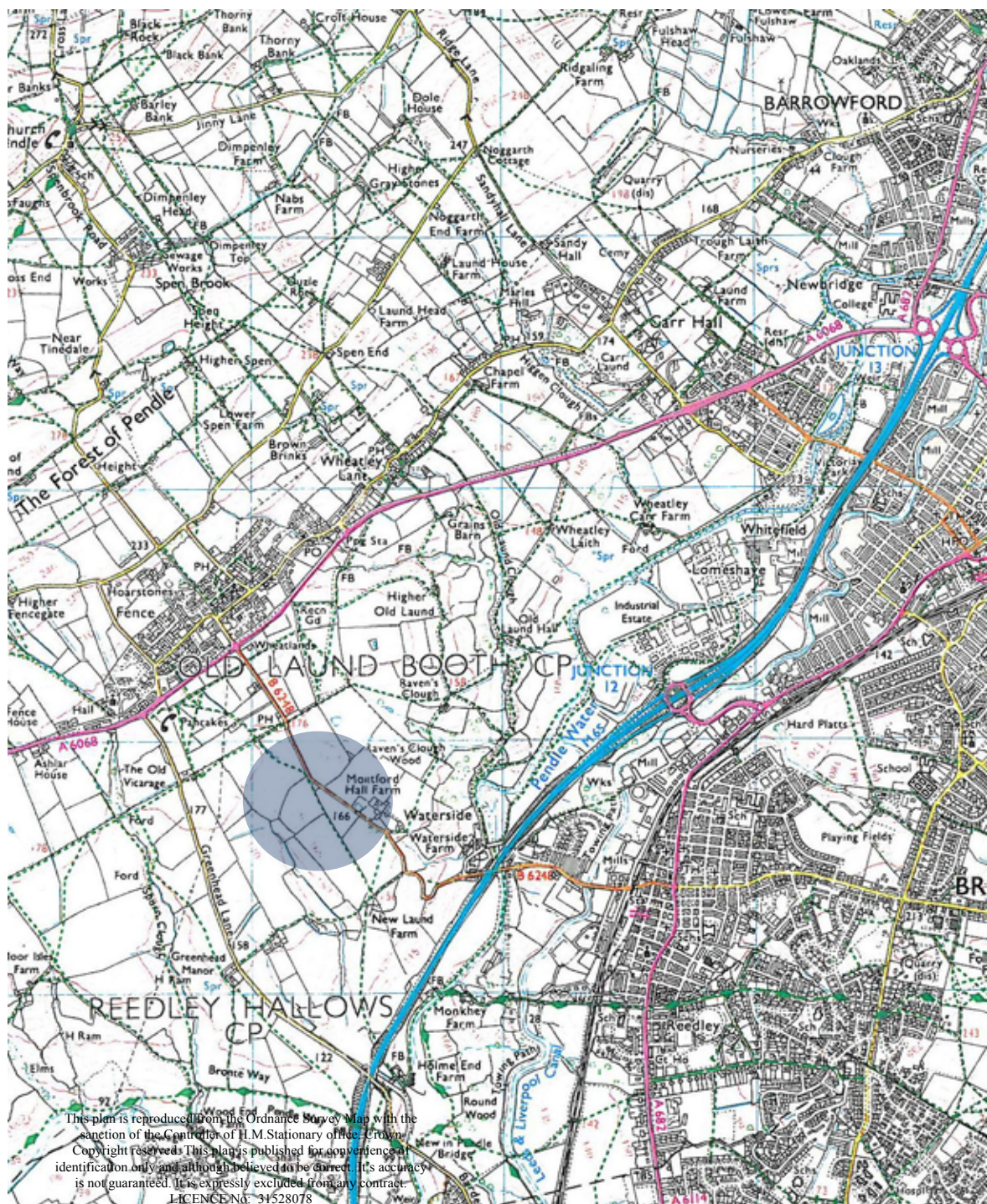
- LOT 2** Lot 2 comprises 15.44 acres of productive well fenced meadowland with a natural water supply and its own access onto Cuckstool Lane.
- TENURE** The property is offered freehold and with vacant possession available on completion.
- SINGLE PAYMENT** The land is not registered for Single Farm Payment and consequently there are no SFP Entitlements included in the sale.
- LOCAL AUTHORITY** Pendle Borough Council, Market St, Nelson, Lancashire, BB9 7LG.
Tel: 01282 661661
- VIEWING** Unaccompanied viewings of the land can be undertaken during reasonable hours and when in possession of these sale particulars and viewings of the main building is by appointment only.
- SERVICES** The portal frame building benefits from mains water and electric with foul drainage to a septic tank.
- RIGHTS & EASEMENTS** The land is sold subject to any existing public rights of way, wayleaves or easements. There is a footpath along the northern boundary of Lot 1 and there is also an electricity wayleaves which affects Lot 1.
- BOUNDARIES** The responsibility for boundaries where known are shown by a "T" mark located on the plan.
- METHOD OF SALE** The property is offered for sale by 'Informal Tender', a tender form and instructions are included with these sales particulars. The deadline for offers is 12 noon on Friday 16 September 2011 (Unless sold previously). If you wish to discuss any aspect of this method of sale then please do not hesitate to contact us. Offers will be considered for the whole or the individual lots.
- PRICE GUIDE** Lot 1 Guide price of £100,000.
Lot 2 Guide price of £75,000.

LOT 1



LOT 2





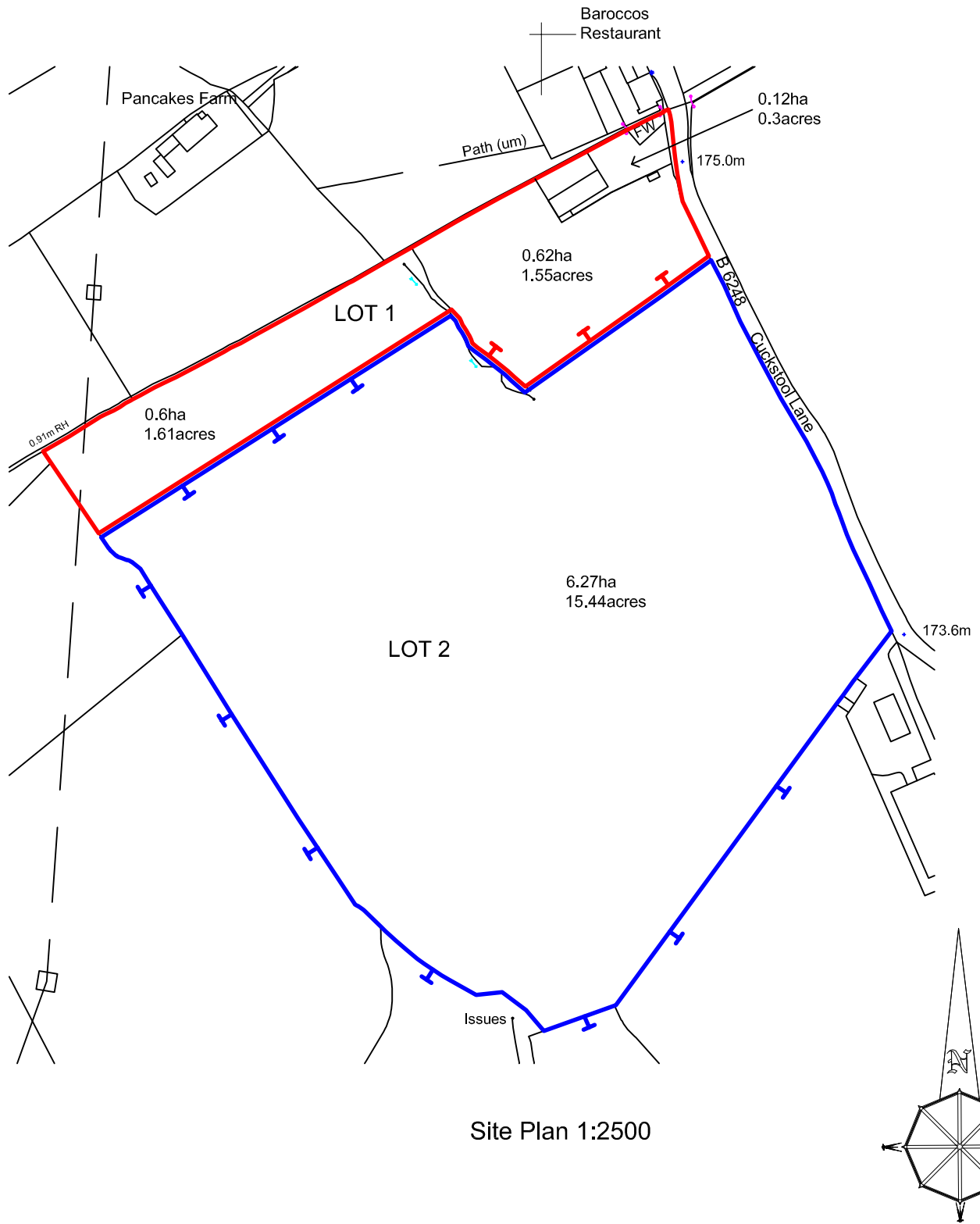
These particulars were prepared in August 2011.

PROPERTY MISDESCRIPTION ACT 1991

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- b. Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- c. No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract;
- d. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

Sale of Land and Buildings on Cuckstool Lane, Fence, Burnley, BB12 9PA~



Site Plan 1:2500



Chartered Surveyors
 34 Wellgate
 Clitheroe
 Lancashire BB7 2DP
 T: 01200 442301
 F: 01200 442302
 Email: info@ghaonline.co.uk

Project No: Ear/522/1345/01

Title: Sale of Land and Buildings on
 Cuckstool Lane
 Fence
 Burnley
 BB12 9PA

Notes:
 All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify GHA of any discrepancies. Do not scale off the drawings, if in doubt ask.

Client: Mrs J. Earnshaw

Drawn: RB

Date: 17.08.11

Scale: 1:2500
 @ A4

Amendments:

--	--	--	--	--	--

INFORMAL TENDER

LAND AND BUILDINGS AT CUCKSTOOL LANE
FENCE BB12 9PA

To be returned in an envelope clearly marked "Tender for Land and Buildings at Cuckstool Lane" by 12 noon Friday 16 September 2011

To: Gary Hoerty Associates
34 Wellgate
Clitheroe
BB7 2DP

I/We(Full name/s)
of(Address)
.....
.....
Tel:

Lot 1 Buildings and 3.46 acres of land or thereabouts
Hereby offer £.....
(amount in words)(.....pounds)

Lot 2 Land extending to 15.44 acres or thereabouts
Hereby offer £.....
(amount in words)(.....pounds)

The Whole Property
Hereby offer £.....
(amount in words)(.....pounds)

I/We have read and agree to the terms and conditions and the procedure for informal tender set out in the sales particulars.
I/We confirm that we *will/will not require a mortgage or other finance to complete the purchase.
I/We confirm that our offer *is/is not subject to survey.

*** Delete as appropriate.**

My/Our Solicitor is:
Name
of(Firm)
.....(Address)
.....
.....
Tel:

Land and Buildings at Cuckstool Lane

Signed

.....

Dated

ALL OFFERS ARE SUBJECT TO CONTRACT

Procedure for Informal Tender (Subject to Contract)

1. All offers should be in writing using the attached tender form and should reach Gary Hoerty Associates' office by **12 noon on Friday 16 September 2011**, in an envelope clearly marked "**Tender for Land and Buildings at Cuckstool Lane**".
2. Your offer should be for a fixed sum, escalating or accumulating bids will not be considered. It is suggested that offers should be for an uneven figure, so as to avoid identical offers.
3. All offers should give an indication as to whether such offers are subject to the sale of any other property or any special conditions.
4. An indication should be given as to the source and availability of the necessary finance to complete the purchase.
5. The successful party will be expected to exchange contracts and pay a 10% non-refundable deposit within 30 days of being notified that their offer is accepted, with completion at an early date thereafter.
6. Details of the solicitor who will be acting should be stated within your offer letter.
7. Offers will be submitted to our client as soon as possible and we will endeavour to advise all persons who have made offers as soon as instructions are received.
8. Our client does not undertake to accept the highest, or indeed, any offer.