



Gary Hoerty Associates
Chartered Surveyors
Rural Property Specialists

For Sale By Private Treaty



**Land off Heywood Road, Simister
Prestwich**



34 Wellgate, Clitheroe, Lancashire, BB7 2DP

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



LOCATION

The land is situated in an extremely convenient location, within close proximity to the towns of Prestwich, Middleton and Whitefield, on the northern extent of the Greater Manchester Conurbation. It is easily accessible off junctions 17 and 18 of the M60 motorway.

DIRECTIONS

At the crossroads of Heywood Road and Bury Old Road (A665), turn right onto Heywood Road and continue for approximately three quarters of a mile. After passing St Margaret's C of E Primary School on the left, and Parrenthorn High School on the right the land is situated on the left of Heywood Road before the lane on the left leading to Corday Farm.

DESCRIPTION

The land extends to approximately 7 acres (2.83ha) or thereabouts providing useful grazing and meadow. There is planning consent for the creation of a fishing pond (approx. 2,975 square metres) and the construction of a mixed use agricultural/equestrian building. The building will provide five good sized stables, and 81 square metres of loose housing for livestock with a central feed passage. The consent includes a new access off Heywood Road and a useful hardstanding and parking area for fourteen cars.

SERVICES

The land has the benefit of a natural water supply. There are no other services to the land.

RIGHTS & EASEMENTS

The land is sold subject to and with the benefit of all wayleaves and easements in existence.

TENURE

The property is offered freehold and with vacant possession on completion. The land is subject to covenants in favour of the



previous owner, Bury Metropolitan Borough Council, which require payment to them in the event of a sale following the grant of planning permission.

SINGLE PAYMENT

The land has been registered for and is sold with the benefit of entitlement to receive payments under the Single Payment Scheme. The vendor undertakes to transfer entitlements to the purchaser in accordance with the regulations of the scheme. The transfer shall be coordinated by Gary Hoerty Associates, with fees of £150 being chargeable and payable by the purchaser of the property.

PLANNING

The planning consent was granted by Bury Metropolitan Borough Council on 28 September 2005 (App No. 44951). It is a five year consent and is valid until 27 September 2010. A copy of the consent is attached to these particulars.

LOCAL AUTHORITY

Bury Metropolitan Borough Council, Craig House, 5 Bank Street, Bury, BL9 0DN. Tel: 0161 2535432

VIEWINGS

Viewings, which will be unaccompanied, may take place at any reasonable time during daylight hours and when in possession of these sales particulars.

METHOD OF SALE

The land is offered for sale by private treaty.

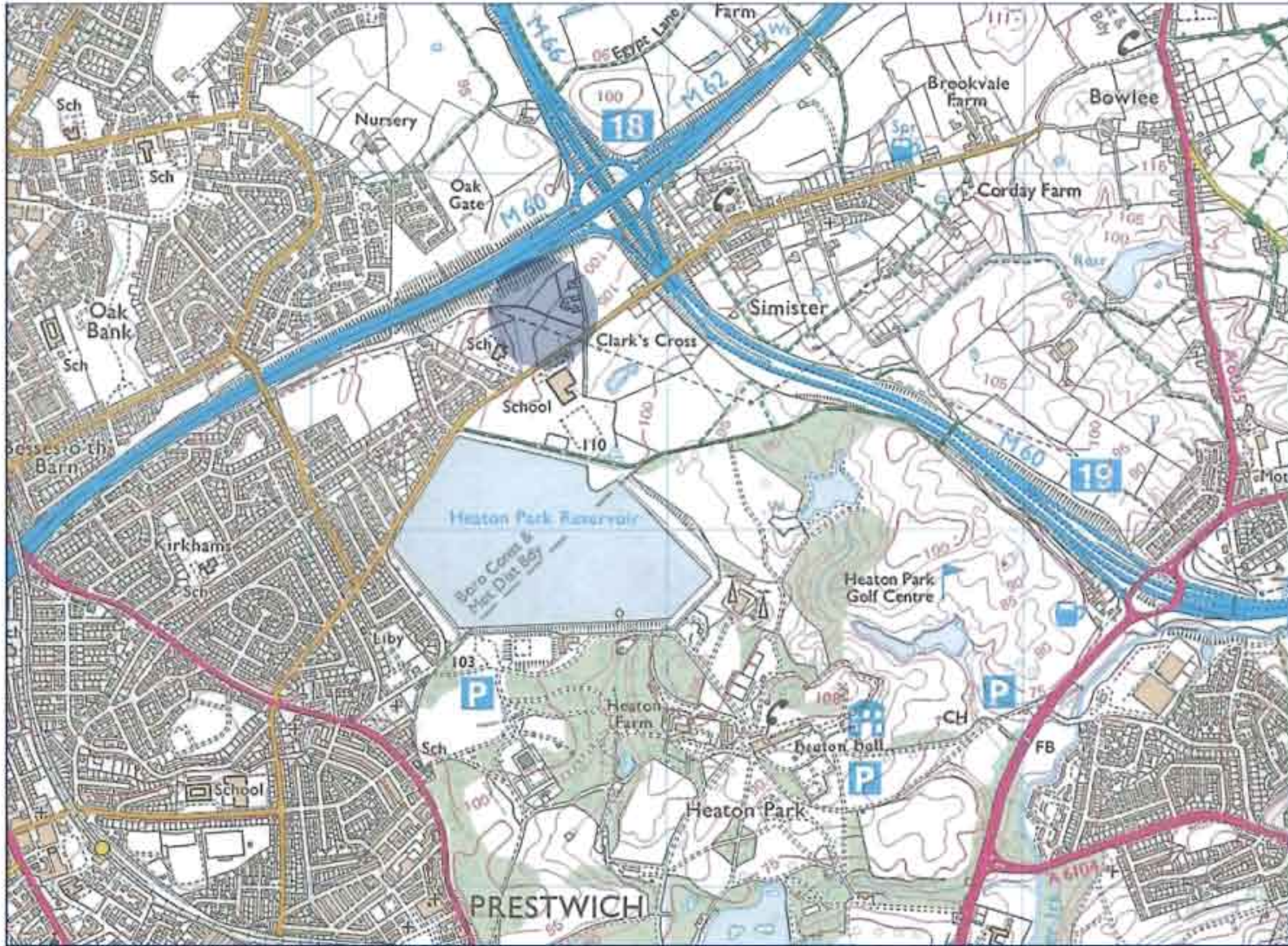
PRICE GUIDE

The land is guided at offers in the region of £140,000.

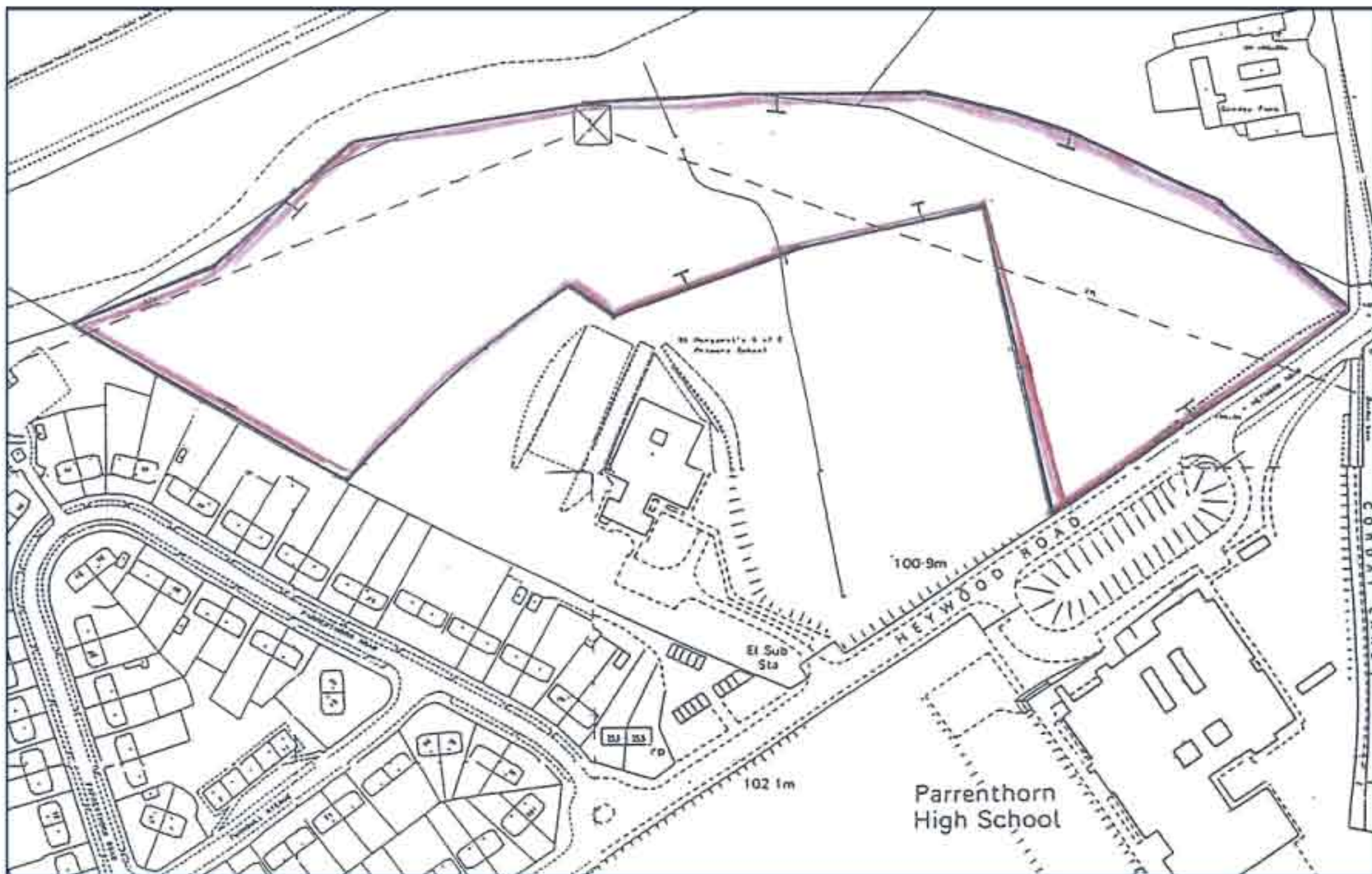
These particulars were prepared on 16 June 2009



Location Plan - Land off Heywood Lane, Simister



Plan showing extent of land

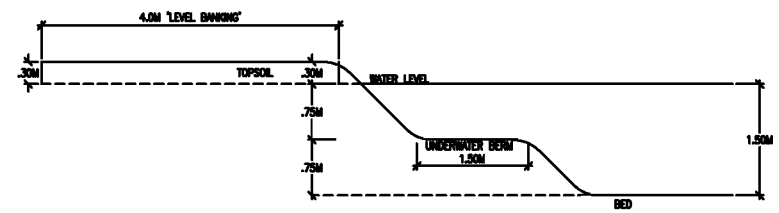
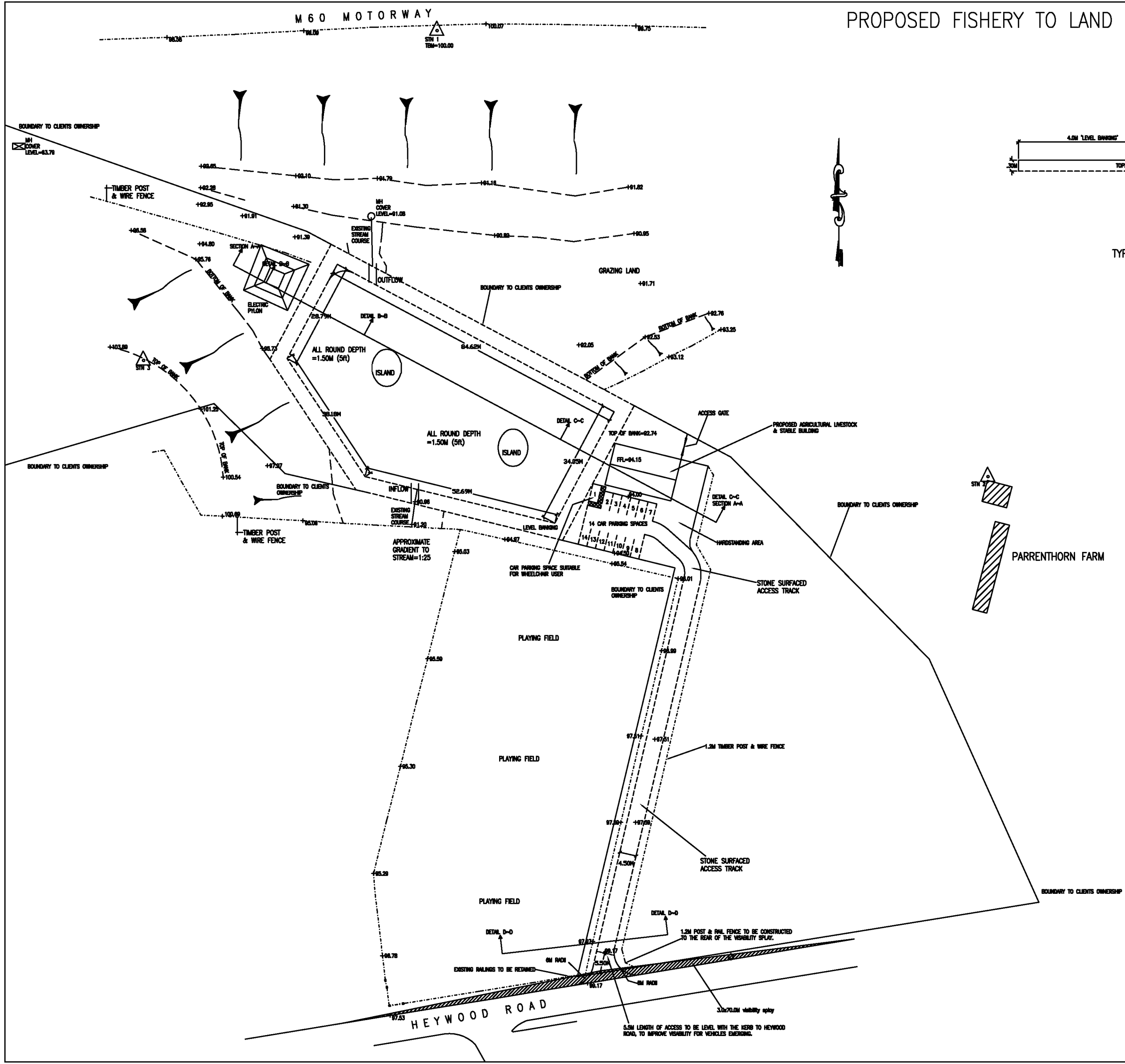


PROPERTY MISDESCRIPTION ACT 1991

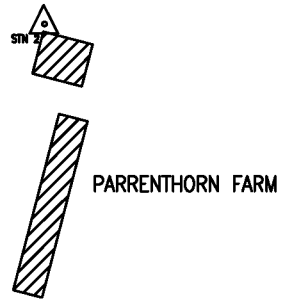
Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- 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.

PROPOSED FISHERY TO LAND OFF HEYWOOD ROAD, SIMISTER, BURY~



TYPICAL BANKSIDE BERM (1:50)



PARRENTHORN FARM

22.07.04 JPE		DESIGN OF FISHING POND RE-DRAFTED FOLLOWING CONFIRMATION OF CLIENTS LAND OWNERSHIP.	
01.09.05 JPE		AMENDMENTS MADE TO ACCESS, POSITION OF AGRICULTURAL SHEDS, SECTION LINES SHOWN.	
Amendments			
Title			
PROPOSED FISHERY TO LAND OFF HEYWOOD ROAD, SIMISTER, BURY~			
Client			
MR J. WARHURST			
Dwg. No.			
1171/DESIGN			
Date	Scale	Drawn by	Checked by
04.09.2002	1:500		

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

<p>To: Gary Hoerty Gary Hoerty Associates 13 Fells View Billington Clitheroe Lancashire BB7 9LR</p>	<p>On Behalf Of: Mr J G Warhurst Mellow Dew Farm Simister Lane Simister Prestwich M25 5SH</p>
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PART 1 - Particulars of Application

Application Number: 44951

Date of Registration: 04/08/2005

<p>Proposal: CREATION OF FISHING POND; ERECTION OF STEEL FRAMED AGRICULTURAL BUILDING FOR LIVESTOCK ACCOMMODATION & STABLES</p>	<p>Location: LAND AT CORDHEY FARM CORDHEY LANE PRESTWICH M25 2RP</p>
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PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 1171/DESIGN and 1171/SECTION and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.
- 3 Samples of the materials to be used in the livestock/stables building shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 If during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be

carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

- 5 A landscaping scheme, including all boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the land and building is first utilised; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan.
- 6 No more than 50% of the floor area of the proposed new building shall be given over to stables or uses ancillary to the stabling of horses.
Reason: In order to retain control over the use of the building in the interests of amenity.
- 7 No development approved by this permission shall be commenced until, a scheme for the containment and storage of manure, has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed, in accordance with approved plans and retained thereafter.
Reason: To prevent the pollution of the environment pursuant to Policies H3/1 - Assessing Non-Conforming Uses and OL1/2 - New Buildings in the Green Belt of the Bury Unitary Development Plan.
- 8 Prior to commencement of development a survey shall be conducted, and the survey results established as to whether the existing watercourse is utilised by water voles. Should voles be found, a programme of mitigation shall be submitted to and approved in writing by the Local Planning authority. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.
Reason. In order to ensure that no harm is caused to a water voles pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and PPS7 - Nature Conservation.
- 9 The visibility splays indicated on the submitted plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
- 10 The access improvements indicated on the submitted plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use.
Reason. To ensure good highway design in the interests of road safety.

- 11 The turning facilities and hardstanding area indicated on the approved plans shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
- 12 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

The application was granted for the following reason(s):

Permission should be granted having regard to the policies and proposals listed and the reason for granting permissions can be summarised as follows:-
The proposed development would not seriously harm the amenity of surrounding residents or visual amenity of the locality.
The new fishing pond would improve facilities for outdoor recreation in the area and create a new wetland wildlife resource and landscape feature.
There are no other material considerations that outweigh this finding.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

OL1 Green Belt
OL4/1 Agricultural Land Quality
OL1/2 New Buildings in the Green Belt
OL4/4 Agricultural Diversification
OL4/7 Development Involving Horses
OL4/5 Agricultural Development
EN1/1 Visual Amenity
EN6 Conservation of the Natural Environment
RT2/1 Provision of New Recreation Sites
RT3 Recreation in the Countryside
RT3/2 Additional Provision for Recreation in the Countryside

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Drawings numbered 1171/DESIGN and 1171/SECTION

NOTES TO APPLICANT

1. This decision should be read in conjunction with the attached letter from the Environment Agency dated 5 Sept 2005.
2. The attached letter from the Greater Manchester Ecology Unit gives usefull advice on greating and managing ponds for wildlife. This advice should be used to develop a landscaping plan as required by Condition No.5 of this decision notice.

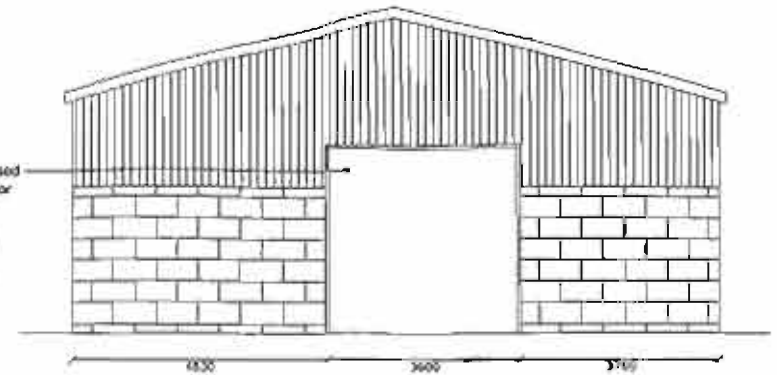
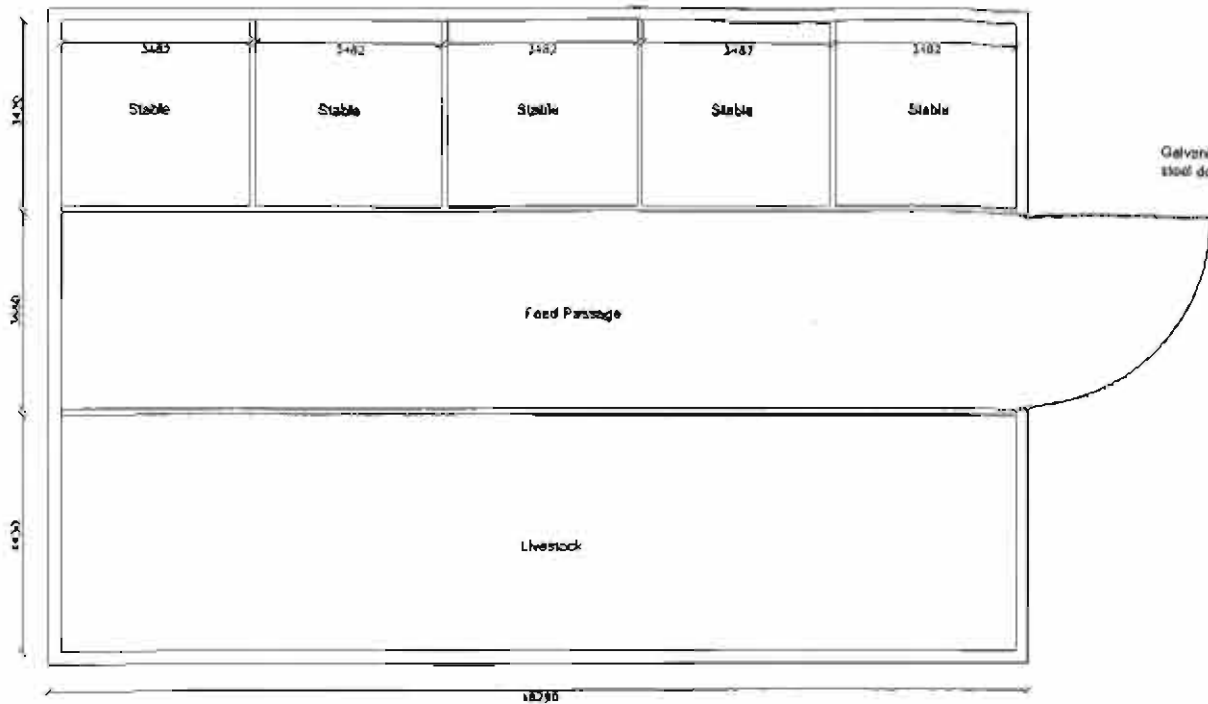
3. Surface water discharge to be limited to existing flow from site to prevent surcharge of watercourse downstream of the proposed development.
4. Approval for damming the existing watercourse to create the fishing pond should be obtained from Environment Agency, Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, WA3 7WD. Tel: 08708 506506
5. Approval for any works above or adjacent to the culverted watercourse should be obtained from the Environment Agency, Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, WA3 7WD. Tel: 08708 506506 (N051).
6. This recommendation relates to the revised plans (1171/DESIGN and 1171/SECTION) received by this section on 4th September 2005.
7. The applicant's attention is drawn to the need to consult the Borough Engineer regarding the proposed access alterations. The cost of the construction will be the responsibility of the developer.
8. A system shall be employed to ensure that the adopted highways are kept free of deposited material from the ground works operations to the satisfaction of the Local Planning Authority.

Signed:

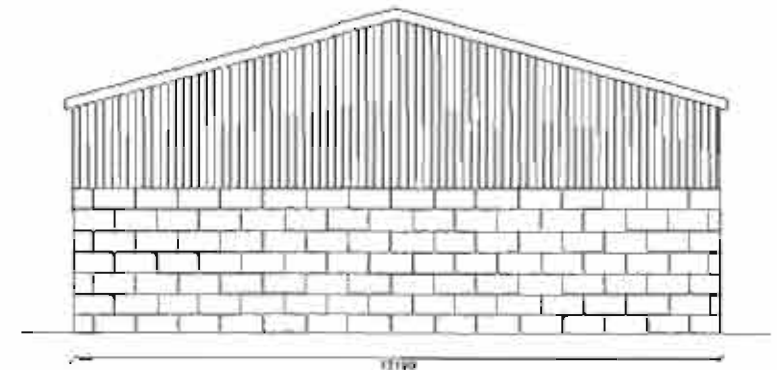
Brian M. Daniel

..... 4 of 4
On behalf of the Council

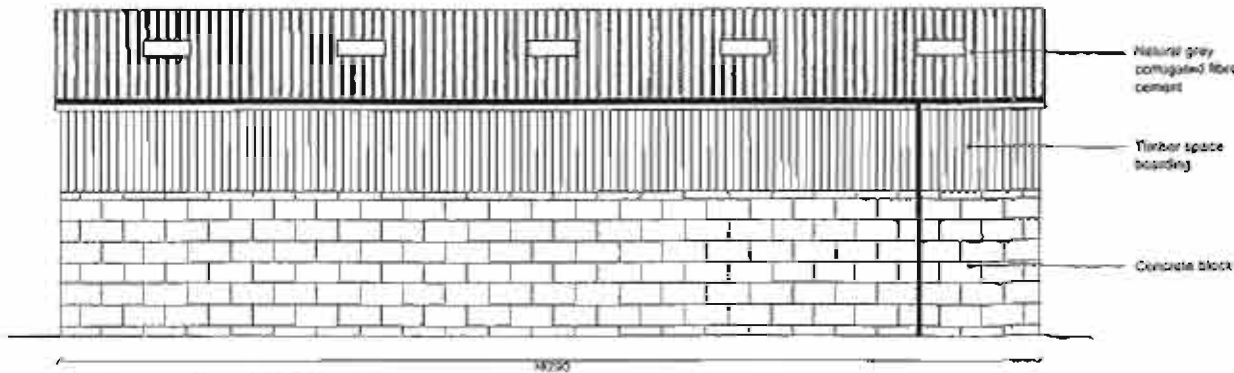
Date of Decision: 28/09/2005



East Elevation



West Elevation



North and South Elevation

G H
 BUILDING & ELECTRICAL CONTRACTORS

34 Wellgate
 Colchester
 Lancashire BB7 2DP

T: 01200 442301
 F: 01200 442302
 Email: info@ghcontractors.co.uk

Title: Proposed Plans and Elevations
 Melton Deer Farm
 Swanton Lane
 Swanton
 Preston

Project No: W607/11/07/2014/04/01 Drawn: JH

Client: Mr J G Varnell

Date: 14.07.08 Scale:

Amendments				
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Notes:

All work to be carried out to the latest current British standards Codes of Practice and recognized working practices.

All work and materials should comply with health and safety legislation.

All work and materials to be approved by the District Authority Building Control Officer.

All dimensions are in millimetres unless explicitly shown otherwise.

The contractor should check and verify all dimensions as work proceeds and notify the architect of any discrepancies.

Do not scale off the drawings, I in doubt ask.

"NOT TO SCALE"