



Gary Hoerty Associates
Chartered Surveyors
Rural Property Specialists

For Sale By Informal Tender



**Land off Wheatley Lane Road
Fence, Burnley**



34 Wellgate, Clitheroe, Lancashire, BB7 2DP

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



LOCATION

The land is located in an extremely convenient location in Fence, near Burnley and is accessed off Noggarth Road to the North and Wheatley Lane Road to the South. It is in close proximity to the towns of Barrowford, Nelson and the Northern end of Burnley.

DIRECTIONS

From Junction 13 of the M65 take the exit onto the A6068. Proceed for approximately 2½ miles and take the right turn into Wheatley Lane Road. For Lot 2 proceed to the 'T' junction and turn right, after only 50 yards or so turn left between the houses and the field gate can clearly be seen straight in front. For Lot 1 at the 'T' junction turn left, proceed up into the village and take the right turn into Harpers Lane. Proceed up the hill to the 'T' junction and turn right, after a short distance the road widens and the field gate can be seen on the right. Both of these access points are marked with 'For Sale' boards.

DESCRIPTION

The land is available in two lots and in total extends to approximately 10.6 acres (4.29 Hectares) or thereabouts and provides a useful block of pasture and meadow land and lends itself ideally to equestrian or small holding activities. A schedule of the individual lots are as follows:

Lot 1 Pasture 2 acres (0.81 hectares)

Lot 2 Pasture and Meadow 8.6 acres (3.48 hectares)

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 available on completion.



SERVICES

The land is well watered by both a natural stream and the overflow from an old mill water supply long disused. There are no other services to this land.

SINGLE PAYMENT

The land is to be sold without the benefit of any Rural Payments Agency Single Payment Scheme entitlements.

LOCAL AUTHORITY

Pendle Borough Council, Market Street, Nelson, Lancashire BB9 7LG. Tel: 01282 661661

VIEWINGS

Viewings will generally be able to be undertaken unaccompanied in reasonable hours and when in possession of these sales particulars. Please note that livestock may be present on the land and so please take due care and ensure all gates are left shut or as they are found. Please note that the access to the land off Wheatley Lane Road is accross land owned by the adjoining houses and vehicles should be parked on the public highway.

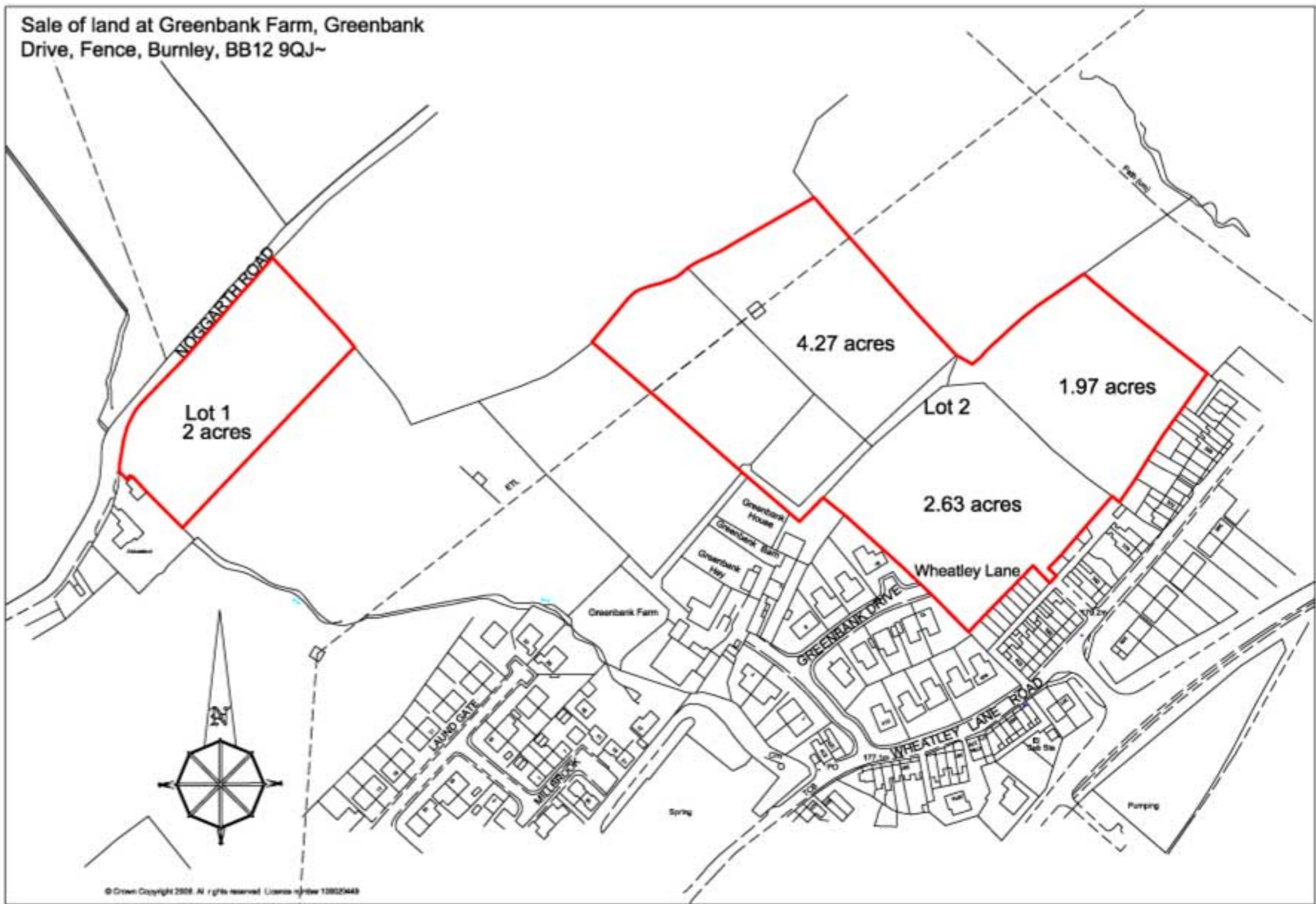
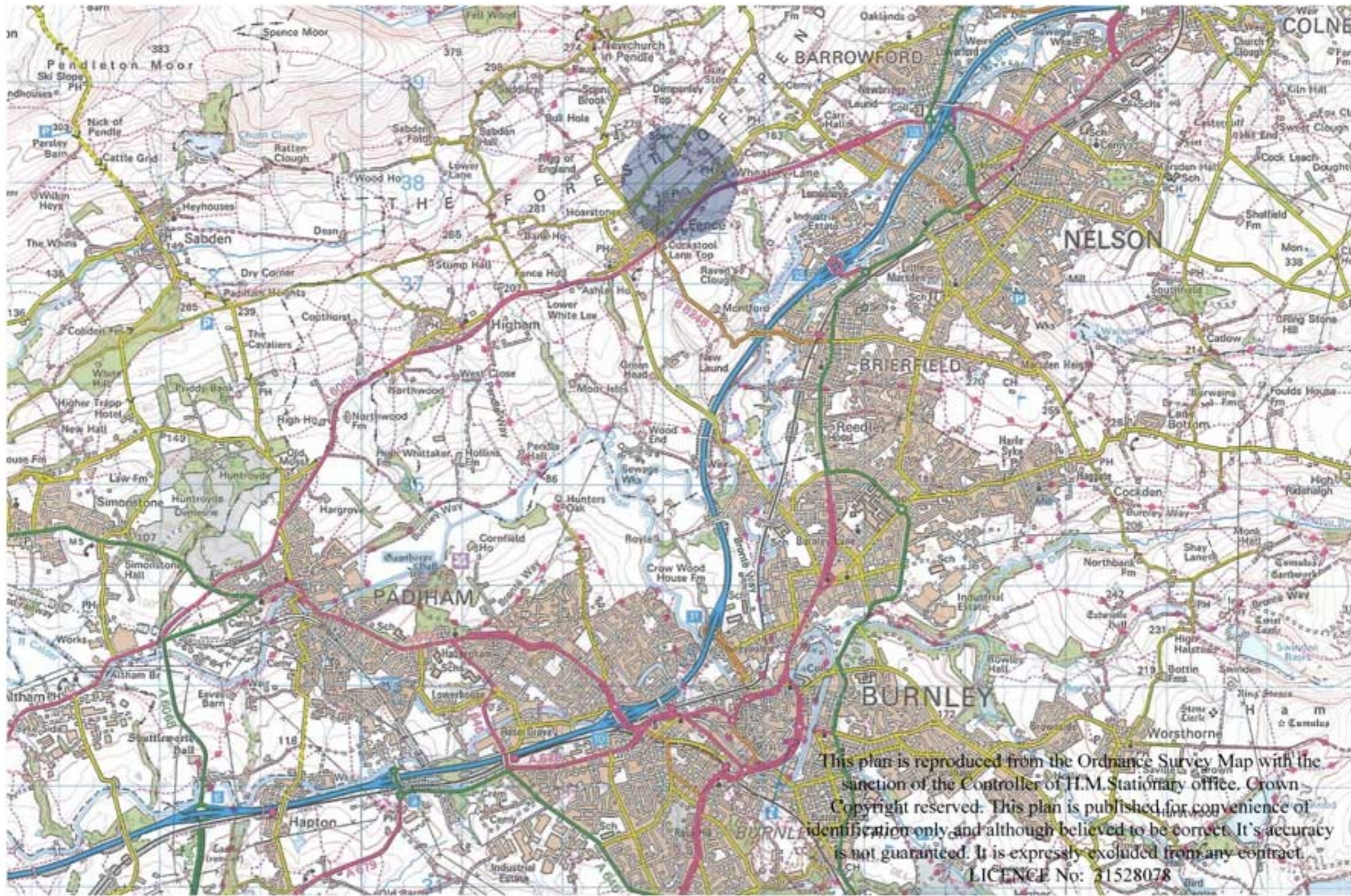
METHOD OF SALE

The land is offered for sale by 'Informal Tender'. A tender form and instructions are attached to these sales particulars. The deadline for offers is 12 noon on Friday 18 December 2009. If you wish 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 £15,000
Lot 2 Guide price of £50,000





These particulars were prepared on 15th October 2009

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.

INFORMAL TENDER

LAND AT WHEATLEY LANE ROAD, FENCE

FOR SALE AS A WHOLE OR IN 2 LOTS

To be returned in an envelope clearly marked "Tender for Land at Wheatley Lane Road" by 12 noon Friday 18 December 2009

To: Gary Hoerty Associates
34 Wellgate
Clitheroe
Lancashire
BB7 2DP

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

Hereby offer the following fixed sum(s) to purchase all/part of the property known as Land at Wheatley Lane Road, Fence, Burnley, as described in the Sales Particulars Dated 14th October 2009.

THE WHOLE comprising 4.29 ha (10.6 acres) £.....
(amount in words) (.....Pounds)

LOT 1 comprising 0.81 ha (2 acres) £.....
(amount in words) (.....Pounds)

LOT 2 comprising 3.48 ha (8.6 acres) £.....
(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:

Signed

Name

Dated

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 18 December 2009** in an envelope clearly marked "**Tender for land at Wheatley Lane Road**".
2. Offers may be made for the whole, individual lots or any combination of lots as required, using this tender form.
3. 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.
4. All offers should give an indication as to whether such offers are subject to the sale of any other property or any special conditions.
5. An indication should be given as to the source and availability of the necessary finance to complete the purchase.
6. 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.
7. Details of the solicitor who will be acting should be stated within your offer letter.
8. 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.
9. Our client does not undertake to accept the highest, or indeed, any offer.