



LAND AT MOSSY LEA ROAD, WRIGHTINGTON, WN6 9RD

- APPROX. 7.57HA / 18.71 AC
- AVAILABLE AS A WHOLE OR IN 3 x LOTS
- STRATEGICALLY LOCATED.

FOR SALE – BY INFORMAL TENDER (TENDER DEADLINE 20/12/2024)

GUIDE PRICE: OFFERS OVER £300,000



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- Close proximity to Junction 27 of M6 Motorway.
- Approximately 7.57HA / 18.71 AC
- Grade 3 agricultural land.
- A range of nearby amenities.
- Currently Green Belt.
- Access available to adopted highway.

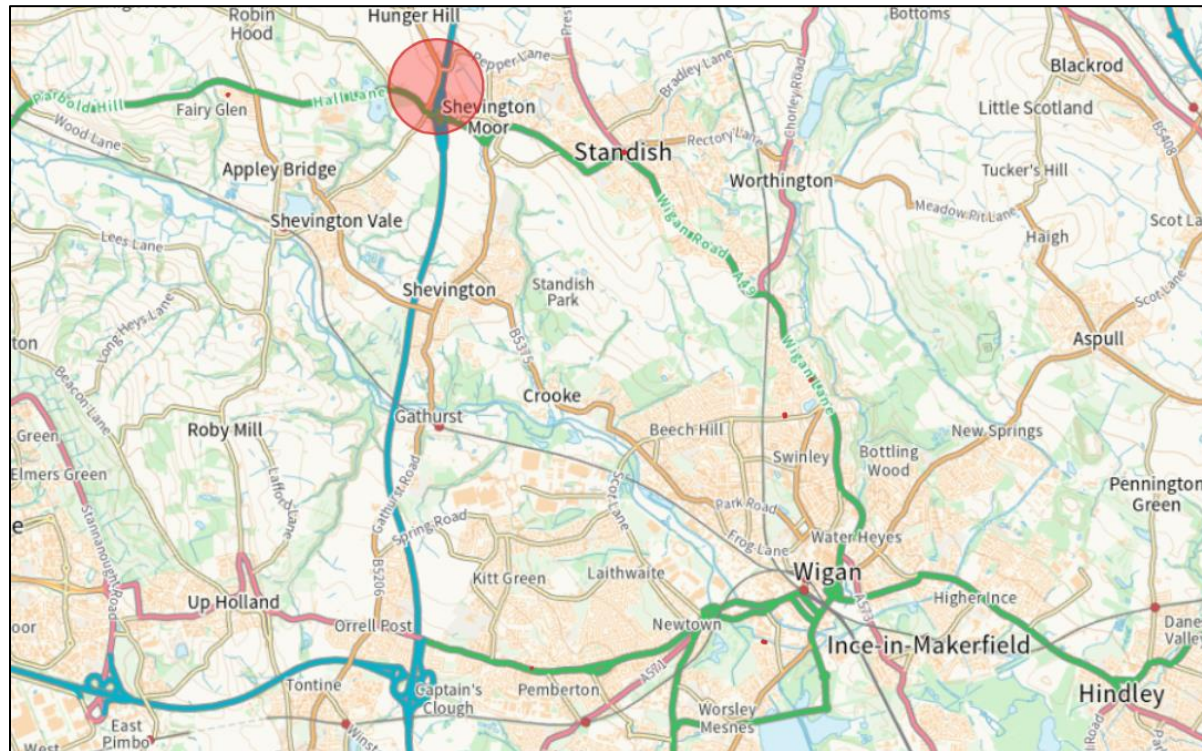
Location

The land is located in Wrightington, Wigan.

In terms of connectivity Junction 27 of the M6 is located approximately 0.26 km (0.16 miles) north of the Property.

What 3 Words; ///juggled.shortage.indoors

A contextual location plan is provided below;



For identification purposes only. Not to Scale.



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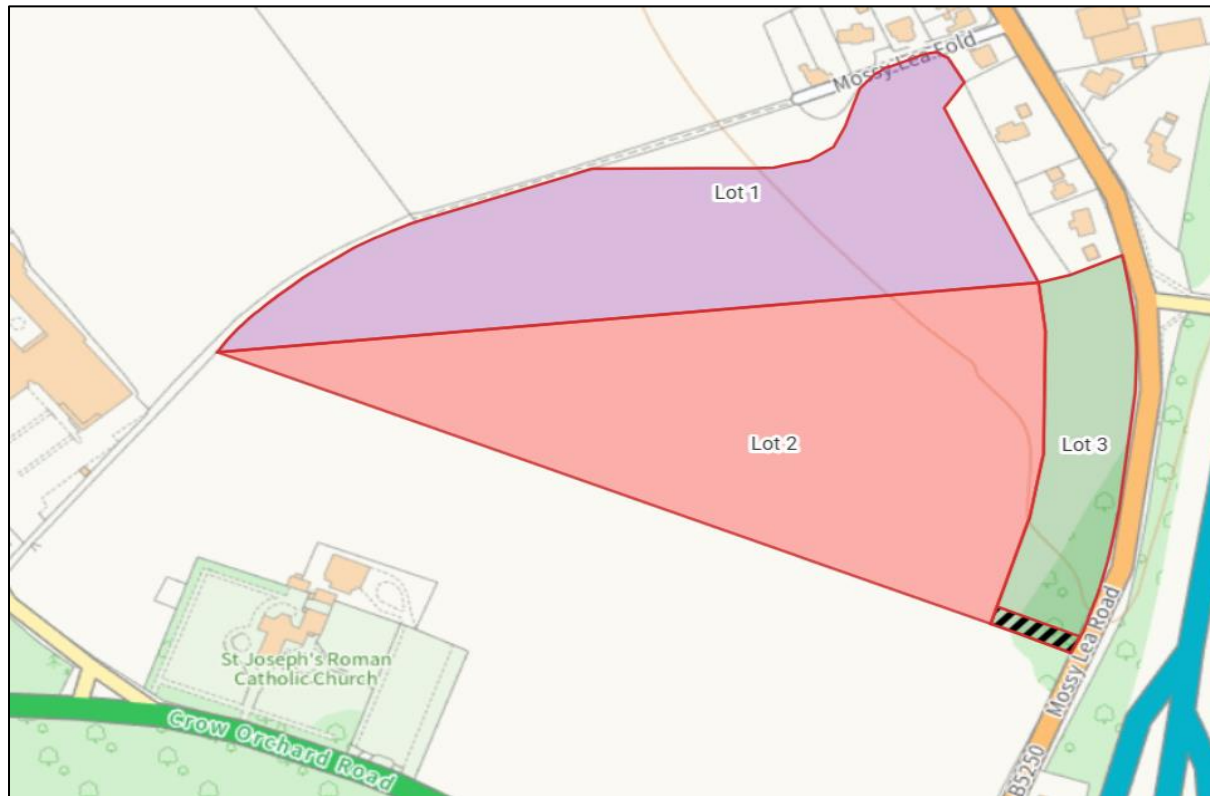
Description

The property comprises approximately 7.57HA / 18.71 AC of land north west of the town of Wigan. The land is laid to permanent pasture with an area of trees and is currently designated as Green Belt however is in close proximity to amenities and offers long term strategic potential (Subject to Planning).

Access is via the adopted highway known as Mossy Lea Road for Lots 2 & 3, with Lot 1 via Mossy Lea Fold

The Property is offered for sale as a whole or in three lots;

- Lot 1; 6.95 ac / 2.81 ha = Purple (GUIDE PRICE OFFERS OVER £105,000)
- Lot 2; 9.56 ac / 3.87 ha = Red (GUIDE PRICE OFFERS OVER £145,000)
- Lot 3; 2.20 ac / 0.89 ha = Green (GUIDE PRICE OFFERS OVER £50,000).



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Flood Zone

According to the environment agency website the Property is situated within Flood Zone 1. Land within flood zone 1 has a **low** probability of flooding from rivers and the sea.

Easements, Wayleaves, Public & Private Rights of Way;

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale. We are aware of a high-pressure gas main which crosses through the Property.

Title

We understand that the property is owned Freehold.

Tenure

The Property is sold subject with the benefit of vacant possession.

Services

Are understood to be available within the adopted highway, interested parties are to make their own enquiries.

Planning

The land falls within the jurisdiction of West Lancashire District Council and is currently designated as Green Belt. Interested parties are advised to contact West Lancashire District Council for further information.

Viewings

Viewings are available at daylight hours only, strictly by prior appointment by contacting the office on 01942 242 636 or info@fazakerleysharpe.co.uk.

Lotting

The Property is offered for sale or in three lots, a right of way with a width of 10m shall be reserved in favour of Lot 2 over Lot 3. There will also be an obligation to fence off the right of way.

GPS Boundary Survey

Should the Property sell in Lots, there will be the requirement for a GPS boundary survey, and the requirement to fence boundaries, the cost of which shall be shared between the successful purchaser(s).



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Health & Safety

Viewings are strictly by prior appointment only.

Care should be taken when accessing the land. Fazakerley Sharpe accept no responsibility for any loss or damage caused when viewing the land.

Please do not:

- Climb gates, fences or any other ancillary equipment.

Overage

There will be an Overage Clause included within the contract of sale covering a period of 25 years, the Overage Clause being triggered on the grant of Planning Consent for non-agricultural use. The Vendors will reserve a right to claim 33% of the increase in value as a result of the Planning Consent being approved.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Access

Lot 1 = via Mossy Lea Fold, Lot 2 = via a reserved right of way over the hatched section of Lot 3), Lot 3 = via Mossy Lea Road.

Legal Fee Contribution

The successful buyer(s) shall be required to contribute £5,000+VAT towards the vendor's legal fees.

Method of Sale

The property is offered for sale by Informal Tender, tender deadline of **20th December 2024 at 12 noon.**

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.

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INFORMAL TENDER FORM

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Please delete or complete the sections below as appropriate. Please give as much information as possible. Use a separate sheet if necessary.

Name:	Firm:
Address:	
Contact Telephone No(s)/Email:	

I / We hereby make an offer for the purchase of the subject property by way of an offer as follows:

Offer level: £..... (THE WHOLE INCLUDING LOTS 1, 2 & 3).

Offer level: £..... (FOR LOT 1)

Offer level: £.....(FOR LOT 2)

Offer level £.....(FOR LOT 3)

Conditions if any of this offer:

Please give an indication of exchange and completion time scales:

Offers will be considered subject to receiving the necessary identification.

1. T Fazakerley & Son and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
2. Submission of a tender document does not constitute any part of a contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling with a copy of proof of funds.

Signed.....

Name:.....

Dated:.....