



Land at Bull Hill Manor, Bolton Road, Darwen BB3 2TT
FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS.
Lot One - Guide Price £85,000
Lot Two - Guide Price £225,000
Whole - Guide Price £310,000

Lot One - Approximately 14.76 acres (5.97 ha) - Grassland and a small fishing lake.
Lot Two - Approximately 17.85 acres (7.22ha) - Grassland.
Total Area - 32.61 acres (13.19ha).

athertons

property & land

tel. 01254 828810

www.athertons-uk.com

The land lies in an area designated as 'countryside' in Blackburn with Darwen Borough Councils Local Plan, just to the South of the built up area of Darwen. It comprises meadow and pasture land with a fishing pond that has previously been stocked with rainbow trout.

This is a great opportunity to purchase a good sized parcel of land of environmentally important land that could be enhanced in terms of agricultural or leisure potential, tree planting or other mixed regenerative management systems for good countryside stewardship and/or carbon sequestration.

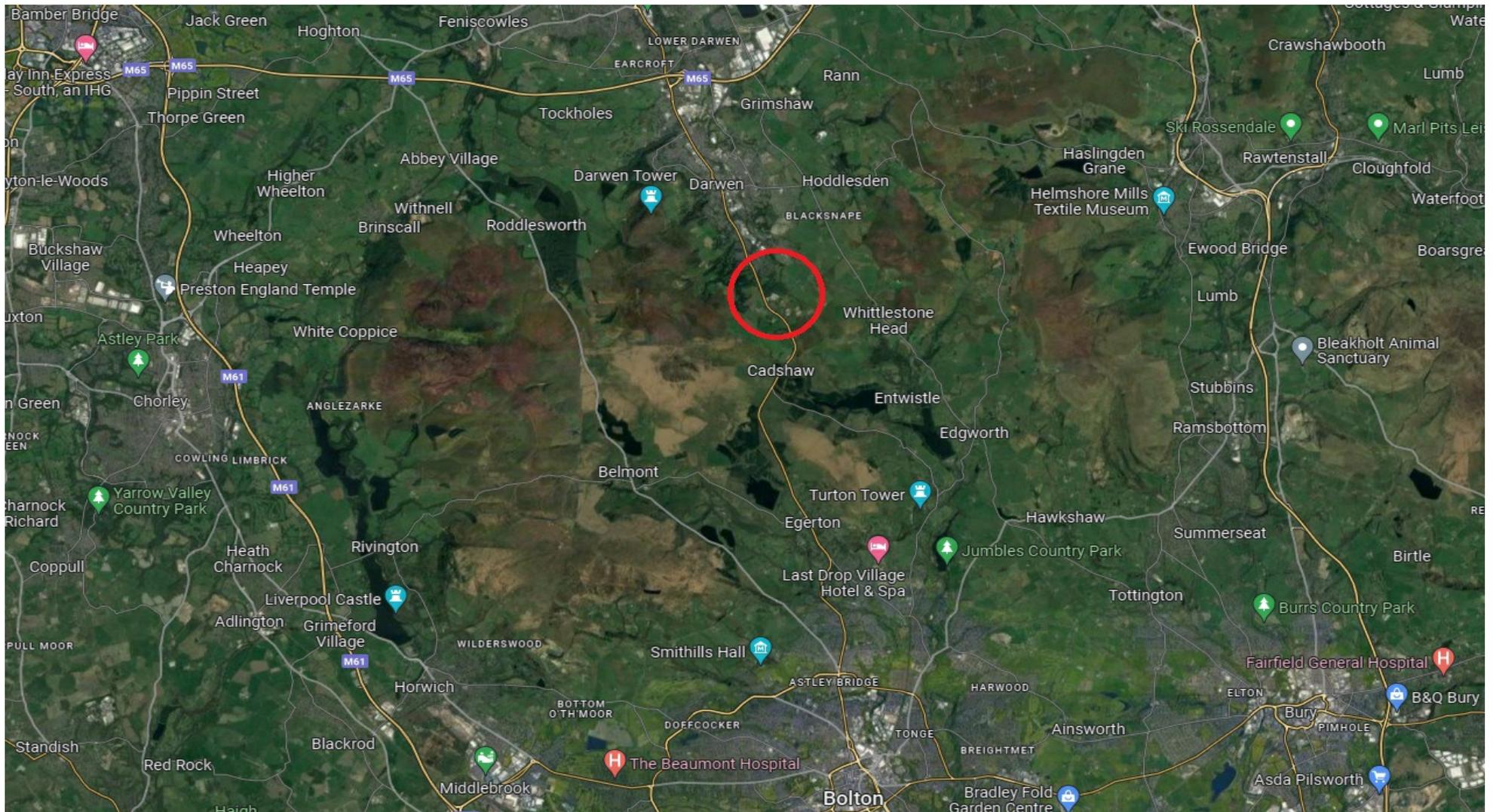


About The Land

The land is not registered with the Rural Payments Agency and no Entitlements currently apply. It is designated as a 'Seriously Disadvantaged Area' and therefore will potentially be eligible for high level grants and subsidies currently available from various Government bodies and charitable organisations.

The Local Plan also identifies part of the area as suitable for wind energy development. The land is easily accessible from Bolton Road and is generally stock proofed and has a natural water supply

Location Plan



Area: 14.292 acres (5.784 ha)

Area: 17.851 acres (7.224 ha)

General Remarks and Stipulations Situation

Local and Service Authorities

Blackburn with Darwen Borough Council, King William Street, Town Hall, Blackburn BB1 7DY - Tel: 01254 585 585
Lancashire County Council, PO Box 78, County Hall, Fishergate, Preston PR1 8XJ -Tel: 0800 053 0000
United Utilities (water supply) Tel: 0845 746 2200 United Utilities (electricity supply) Tel: 0800 195 1452

Particulars of Sale

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of any offer of contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Athertons Ltd nor any person in their employment has any authority to make or give to the Land and Property.

Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or misstatements shall not annul the sale nor entitle either part to compensation or in any circumstances give ground for any action at Law.

Walls Hedges and Fences

The Purchaser of the property will be required to maintain in stock-proof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs.. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchase with a "T" marked on that side will be required to erect an adequate stock-proof fence within three months of completion and thereafter maintain it in a stock-proof condition. We believe that joint and party walls should be used and maintained in common with the owners of respective adjoining land and shall jointly repair accordingly.

Tenure and Possession

The land is Freehold and Vacant Possession will be given on completion.

Town Planning and Local Land Charges

So far as the Vendor is aware, the present use of the land is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning.

Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

Rights and Easements

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

Overhead Electricity and Telephone Lines and Underground Cables

The Purchaser of the each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate of their interest.

Disputes

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the purchaser as to the interpretation of the Particulars of any matter whatsoever arising therefrom or thereout that matter in dispute should be referred to the arbitration of John Atherton of Athertons Ltd whose decision shall be final and binding on the parties in dispute.

Stewardship

The land is not in stewardship.

Sporting & Mineral Rights

All included with the land

Water Supply

A reliable natural water supply.



athertons
property & land
tel. 01254 828810

Athertons for themselves and for the vendors or lessors of this property give notice that :- 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 be correctness of each of them; No person in the employment of Athertons has any authority to make or give any representations or warranty whatsoever in relation to the property. Photographs are produced for general information and do not imply that any item is included in the sale of the property. These particulars are produced for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of an offer or contact. Athertons Ltd is a trading name of Athertons Ltd.
Registered in England No.4557215. Registered Office - 53 King Street, Whalley, Lancs BB7 9SP