

FOR SALE

John Pallister
Chartered Surveyors

Approx 9.12 acres of useful meadow located in the heart of the village of Rimington. Available in 3 lots or as a whole and of interest to Agricultural, Equestrian and Amenity Purchasers



Guide Price £120,000
by Informal Tender

www.pallisters.co.uk

www.pallistersproperty.co.uk



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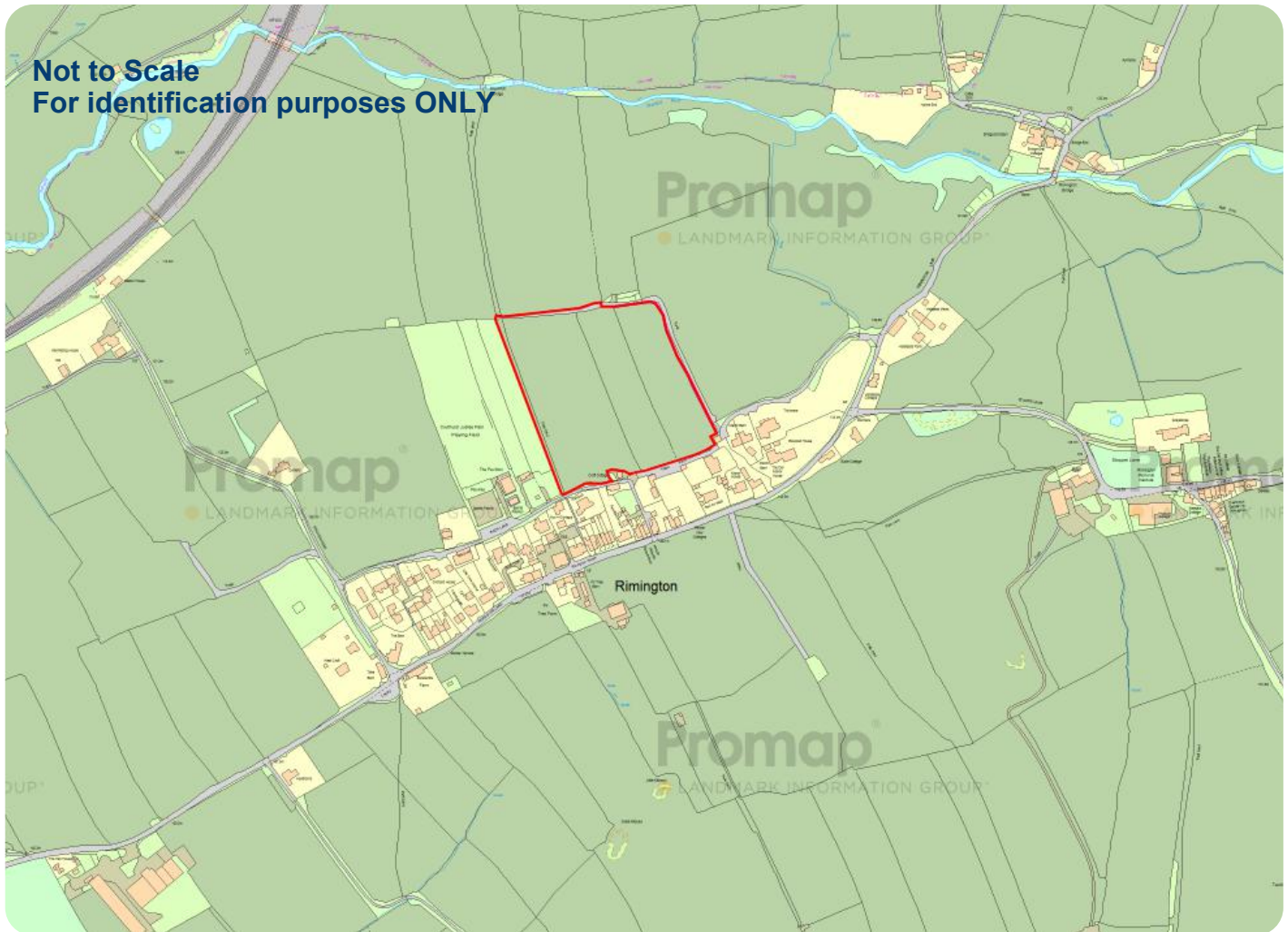
Email: info@pallisters.co.uk

Description

The land extends to approximately 9.12 acres (3.69ha) of grassland in good heart. Offered For Sale in 3 separate lots, or as a whole. This useful block of land will be of interest to agricultural, equestrian and lifestyle purchasers.

Location

Situated in the heart of the village of Rimington, the land is approached from Rimington Lane. Access to separate lots is shown marked on the attached plan for identification purposes.



Lot 1

A useful parcel of meadow land extending to 2.35 acres or thereabouts. The land benefits from 2 access points taken from Rimington Lane, as shown for identification purposes with a black arrow on the lotting plan attached. The purchaser of this lot will be required to erect a post and rail fence from points A to B on the attached plan. This parcel will also own the access track marked red on the plan.

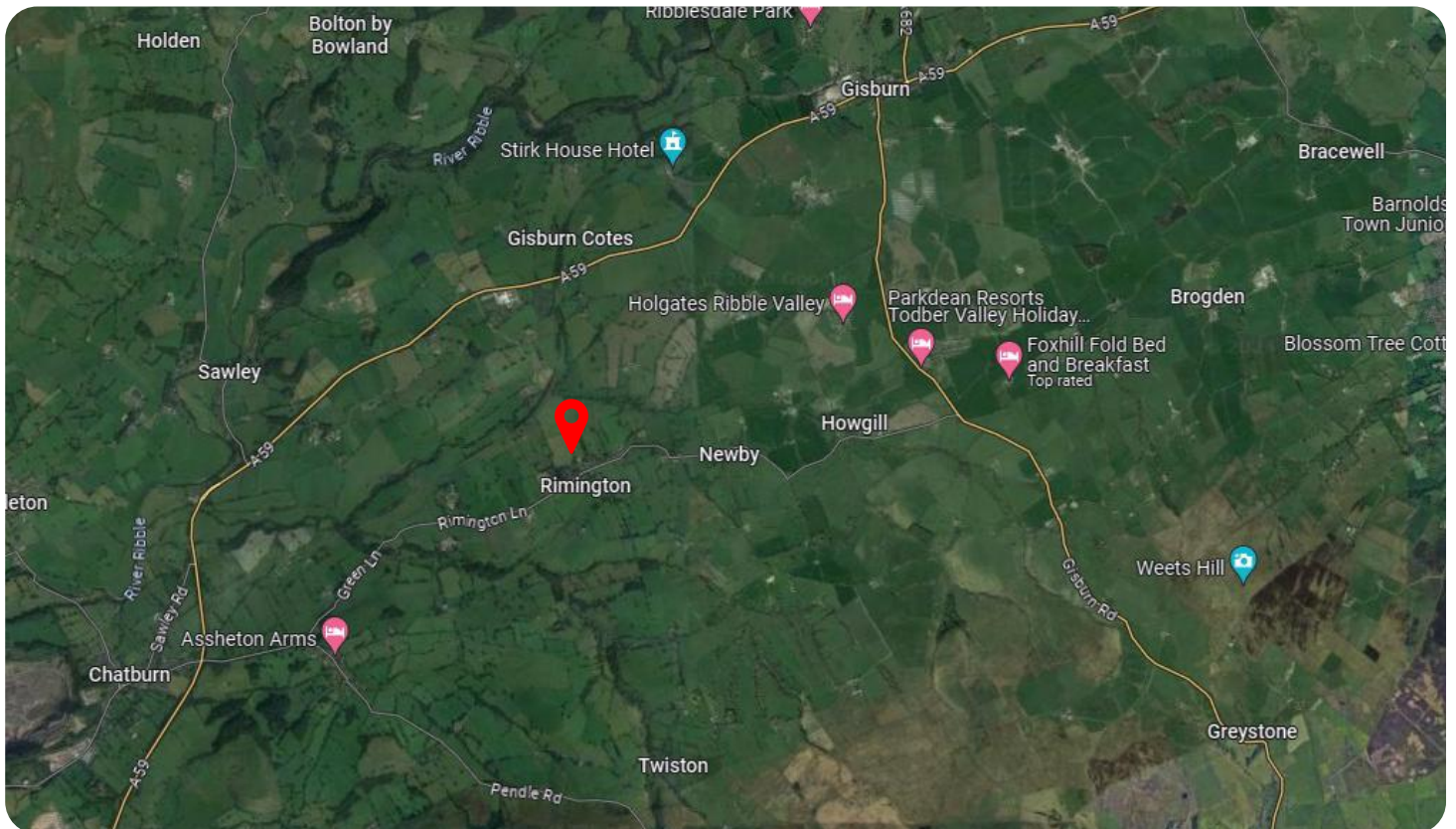
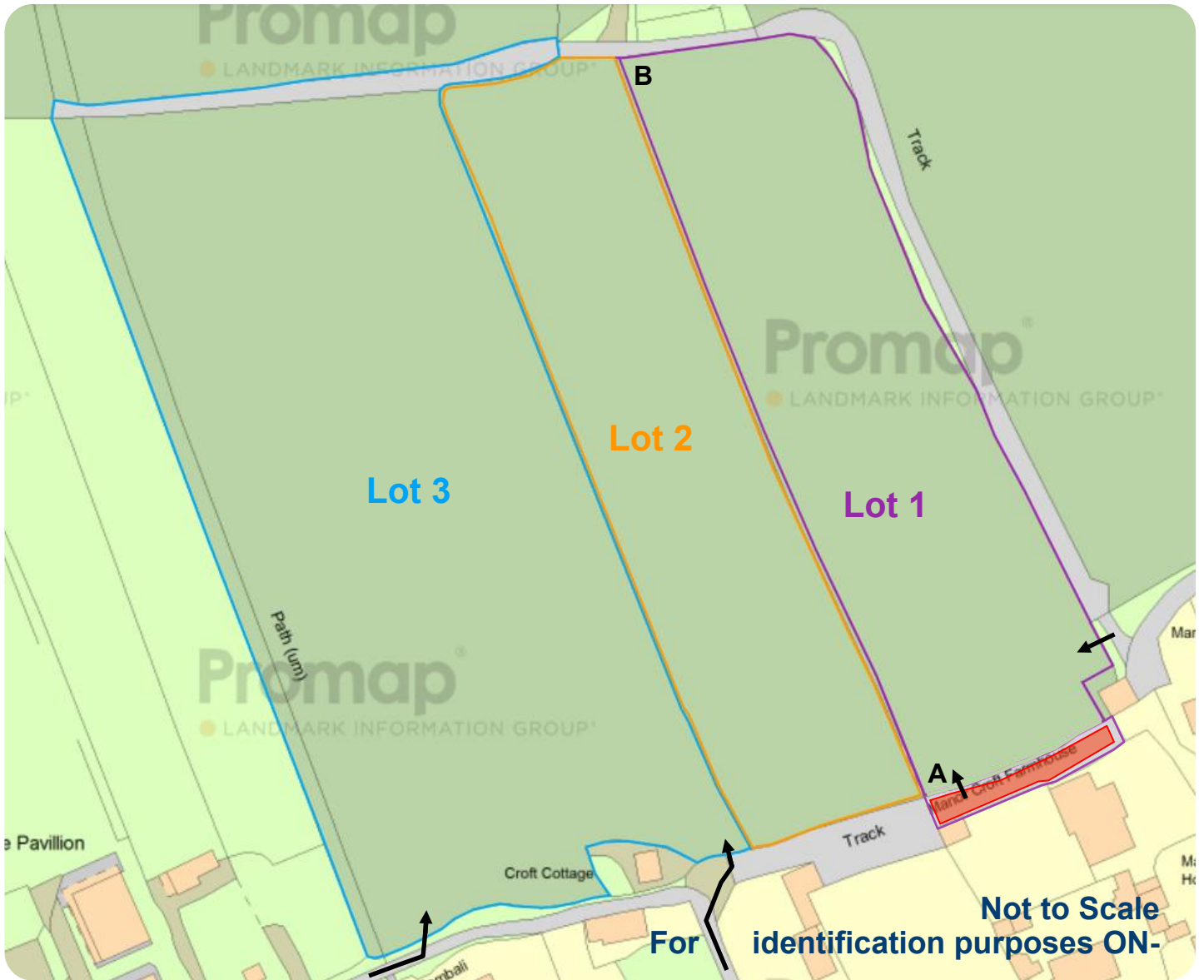
Lot 2

A parcel of meadow extending to 2.08 acres or thereabouts with natural water. The land benefits from access leading from Back Lane, along the route marked by a black arrow. Should this parcel be sold separately, the fence line to the South Western corner will require adjustment by the purchaser to allow for access. This will be pegged out following acceptance of offers.

Lot 3

A parcel of meadow extending to 4.69 acres or thereabouts, providing access as shown on the attached plan. The land is naturally watered.

Lotting Plan



Tenure

The land is offered For Sale Freehold with Vacant Possession upon completion.

Basic Payment & Environmental Schemes

The land is registered with the Rural Payments Agency, but no entitlements will transfer with this sale. There are currently no environmental schemes running over the land.

Sporting Minerals and Timber Rights

All rights are held in hand and included within the sale where available.

Rights of Way, Easements & Wayleaves

The land is sold subject to, and with the benefit of all rights including Rights of Way whether public or private, light, support of drainage, telephone, electricity supplies and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the local authority without obligation on the owners or agent to specify.

Title Plans and Areas

These are based upon Rural Land Registry Plans. Information is provided for reference purposes only. The purchaser shall satisfy themselves in the description of the land and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof. No warranty or accuracy of any information can be given.

Viewings

Viewings can be undertaken on foot in daylight hours with a copy of these particulars to hand.

Method of Sale

The land will be sold by Informal Tender. The attached Tender Form must be completed and returned to John Pallister Ltd by

Tuesday 7th May 2024
By 12 Noon

In an envelope clearly marked
'Rimington Land Tender'

