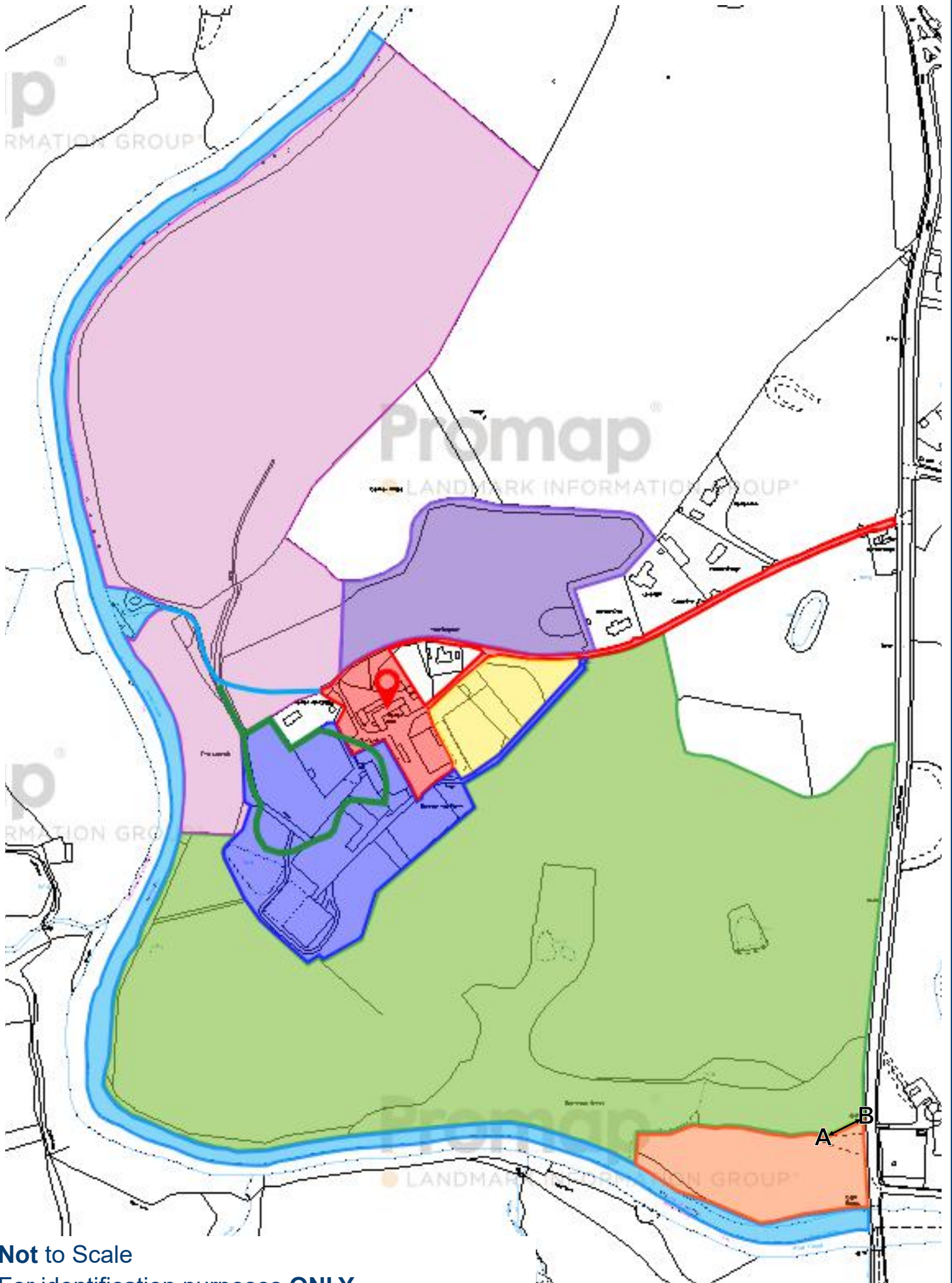


Moreton Hall Lotting Plan

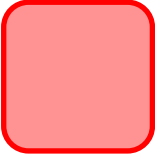
John Pallister
Chartered Surveyors

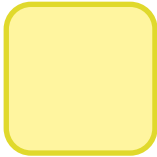


Not to Scale

For identification purposes **ONLY**

To be read in conjunction with the Lotting Details

Lot 1 2.7 acres or thereabouts (OTA)		Farmstead Including Calderbank, Farmhouse, traditional stone barn, stables, weighbridge, and covered silo. A range of wooden sheds, farm office, aviary cages, yard area and land, (which may have potential for further development subject to the relevant consents) are also provided. The property benefits from access over the track also marked red on the lot plan, which will belong to this property. Expected Offers Over £650,000
Lot 2 7.3 acres (OTA)		Farm Buildings Including a range of modern agricultural buildings, yard and land which are subject to an overage clause. Whereby upon release of planning consent for development other than for agriculture, within 25 years of purchase, the vendors and their successors will be entitled to 25% of the net enhancement value due to the planning approval. The property is subject to an existing restriction over the area marked by a green dashed line for identification purposes only on the lot plan. Access is to be taken from the main road over the track marked red and will be subject to a maintenance contribution, a private access marked blue on the lot plan will belong to this property. The purchaser of this lot will be required to obtain all services. Expected Offers Over £250,000
Lot 3 36.2 acres (OTA)		Meadow / Woodland Sound, mainly flat grassland with an area of woodland situated alongside the River Calder. Access is provided from the main road over the red track, which is subject to a maintenance contribution and leading directly to a separate access track which is to be provided and owned by the purchasers of this lot. This is indicated by the blue line on the Lot Plan. Guide £300,000
Lot 4 7 acres (OTA)		Meadow Sound, gently sloping grassland. Access is taken from the main road over the track marked red, which is subject to a maintenance contribution. Guide £56,000
Lot 5 50.8 acres (OTA)		Meadow & Woodland Providing a mix of meadow and pasture with approximately 7.7 acres of grazed woodland. Access is provided directly off Accrington Road, along with the red access track which is subject to a maintenance contribution. Guide £360,000

Lot 6 3.8 acres (OTA)		Meadow Flat meadow, with access directly off the Accrington Road. Fencing to be erected to northern boundary adjoining the road and wood between points A – B marked approximately on the attached plan for identification purposes only. Guide £30,500
Lot 7 2 acres (OTA)		Croft The croft is subject to an overage clause whereby upon release of planning consent for development other than for agriculture, within 25 years of purchase, the vendors and their successors will be entitled to 25% of the net enhancement value due to the planning approval. Access is provided from the main road over the track marked red on the Lot Plan. This will be subject to a maintenance contribution. Guide £15,000
Lot 8 0.3 acres (OTA) for parking & river access 1.2 mile stretch (OTA) of river		Fishing Rights & Car Park Fishing Rights are provided along the River Calder as shown blue for identification purposes on the Lot plan. The rights are currently let annually to Ribchester & District Angling Club. Access is taken from the main road over the track shown marked red, leading to the blue line. The track leads to the car parking area. Access will be subject to a maintenance contribution. Guide £20,000