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THE COMPLETE PROPERTY FIRM

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TOP HOUSE FARM
KIRKBY L33 3AL
and
SWIFTS FARM
KIRKBY

Guide Price
£9,000 per acre

97.76 ACRES (or thereabouts) GRADE 1 ARABLE LAND

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN THREE LOTS

DESCRIPTION

The land is classified as Grade I on the Agricultural Land Classification Map.

LOTING

The land is offered as a whole or in three lots:

- LOT 1 23.37 acres (9.46 hectares) (edged red)
- LOT 2 41.58 acres (16.83 hectares) (edged blue)
- LOT 3 32.81 acres (13.28 hectares) (edged green)

PREVIOUS CROPPING

	LOT 1	LOT 2	LOT 3
2017	Barley/Carrots	Barley/5 acres Potatoes	Potatoes
2016	Potatoes/Barley	Barley	Fallow
2015	Barley	Barley/Potatoes	Barley

ACCESS

Lots 1 and 2 directly from Perimeter Road. Lot 3 along Mollys Lane and from Red Cut Lane. (Lot 2 adjoins Lot 3)

TOWN AND COUNTRY PLANNING

Lot 1 is designated as Green Belt within West Lancashire District's Local Plan (2012 - 2017).

Lot 2 and Lot 3 are designated as Green Belt within Knowsley Unitary Development Plan (First Deposit Replacement Plan).

ENTITLEMENTS

Entitlements to the Basic Payment Scheme are available subject to separate negotiation.

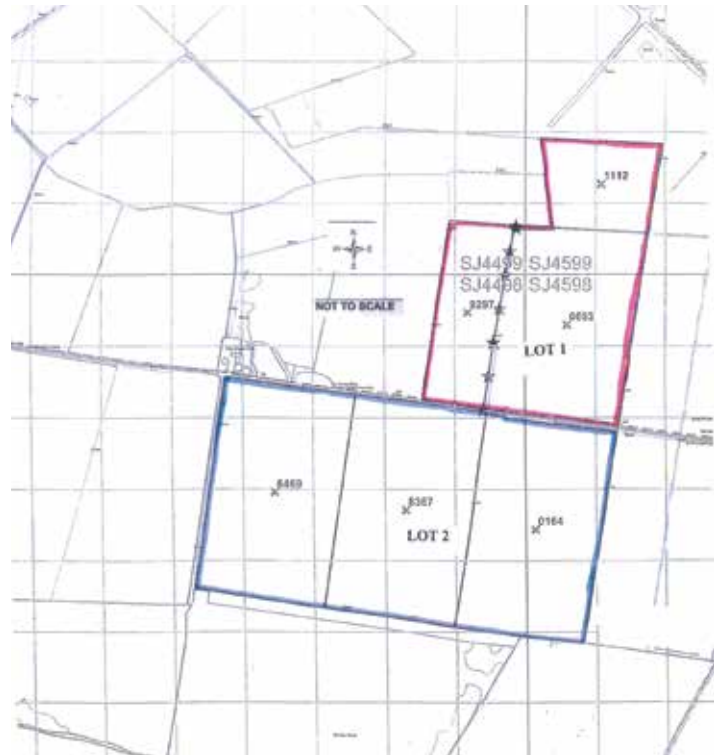
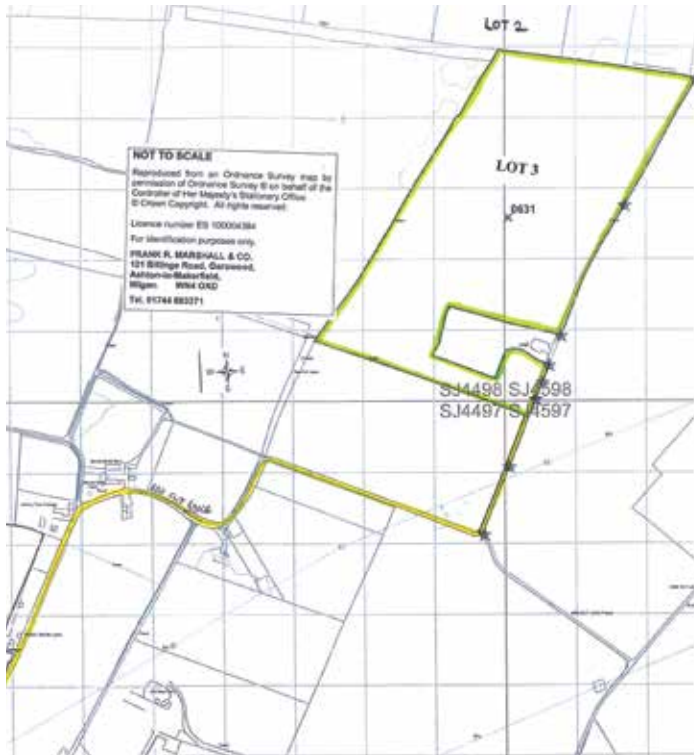
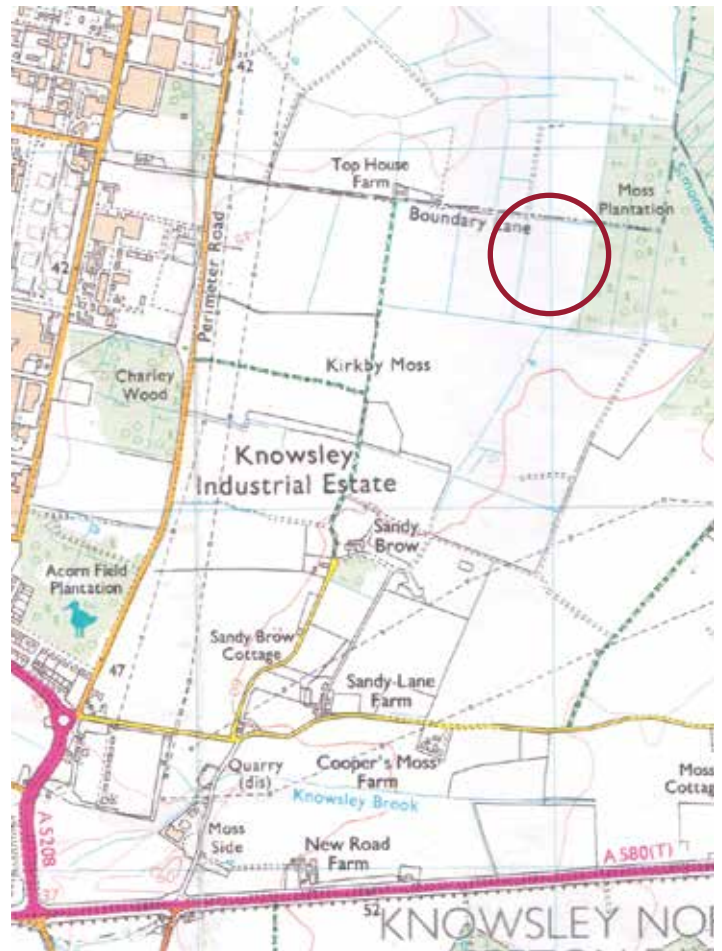
VIEWING

At anytime during daylight hours having advised the selling agents.

AGENTS' NOTICE

Frank Marshall & Co. for themselves and for the Seller of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The Seller does not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property. This brochure was prepared by the Agents in accordance with the seller's instructions in May 2017 All measurements are approximate.



PLEASE NOTE

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.



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