



18.76 ACRES (or thereabouts)

GRADE 1 ARABLE LAND

AT

MAIRSCOUGH LANE

**LYDIATE, SEFTON,
MERSEYSIDE. L31 4HL**

FOR SALE BY PRIVATE TREATY

**Guide:
£170,000**

DESCRIPTION

An opportunity to buy land for agricultural or equestrian use. The land is classified as Grade I by DEFRA meaning that it is the best and most versatile land for growing all types of produce.

ACCESS

Directly from Mairscough Lane.

TOWN AND COUNTRY PLANNING

The land lies within areas designated as Green Belt within Sefton Council's Local Plan which was adopted in April 2017.

CLAWBACK PROVISION

The land is sold subject to a clawback provision entitling the owners to share in 50% of any increase in value arising from the grant of planning permission for use or development other than agriculture or equestrian for a period of 30 years.

VIEWING

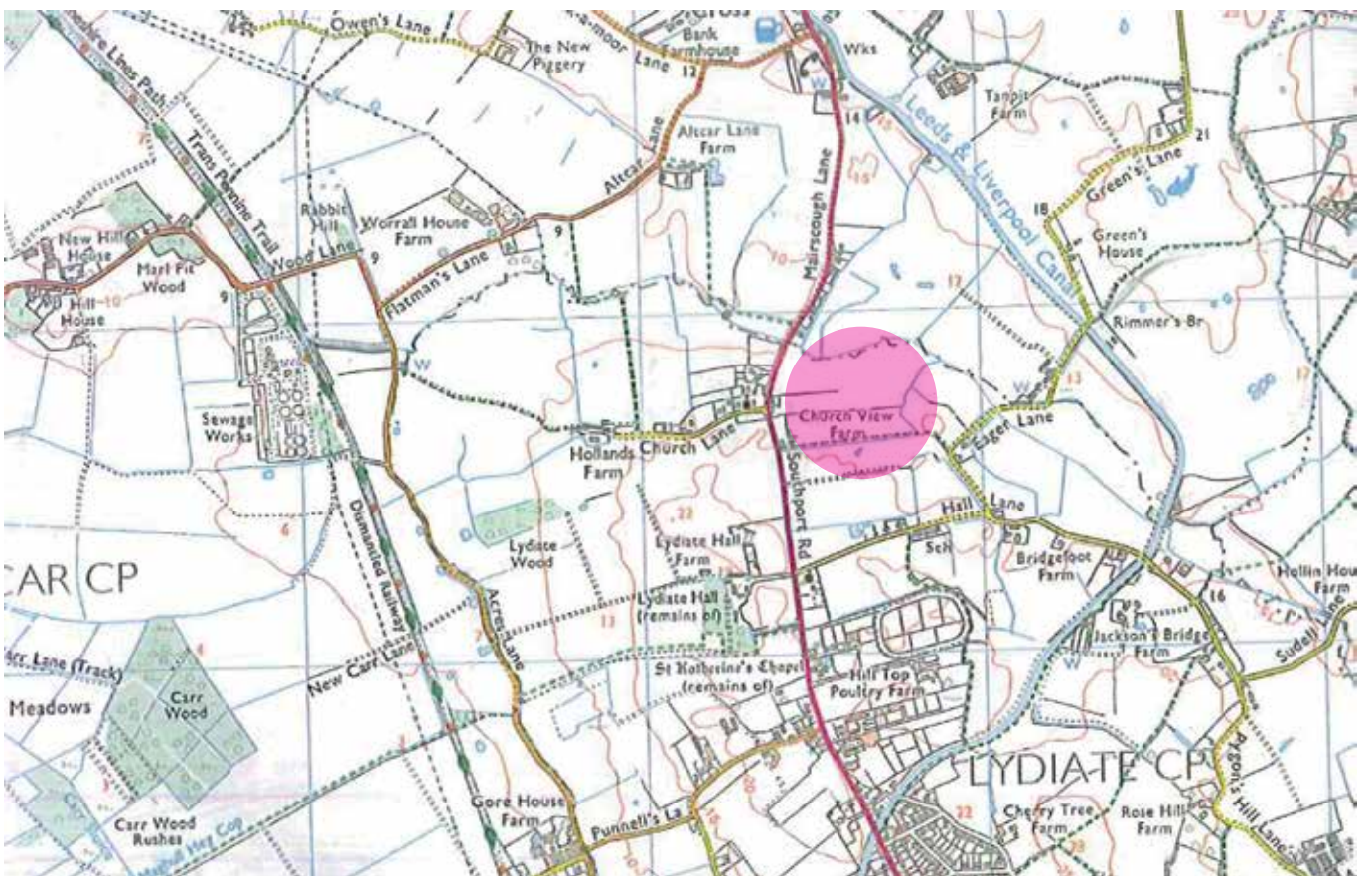
At anytime during daylight hours having advised the selling agents.

AGENTS' NOTICE

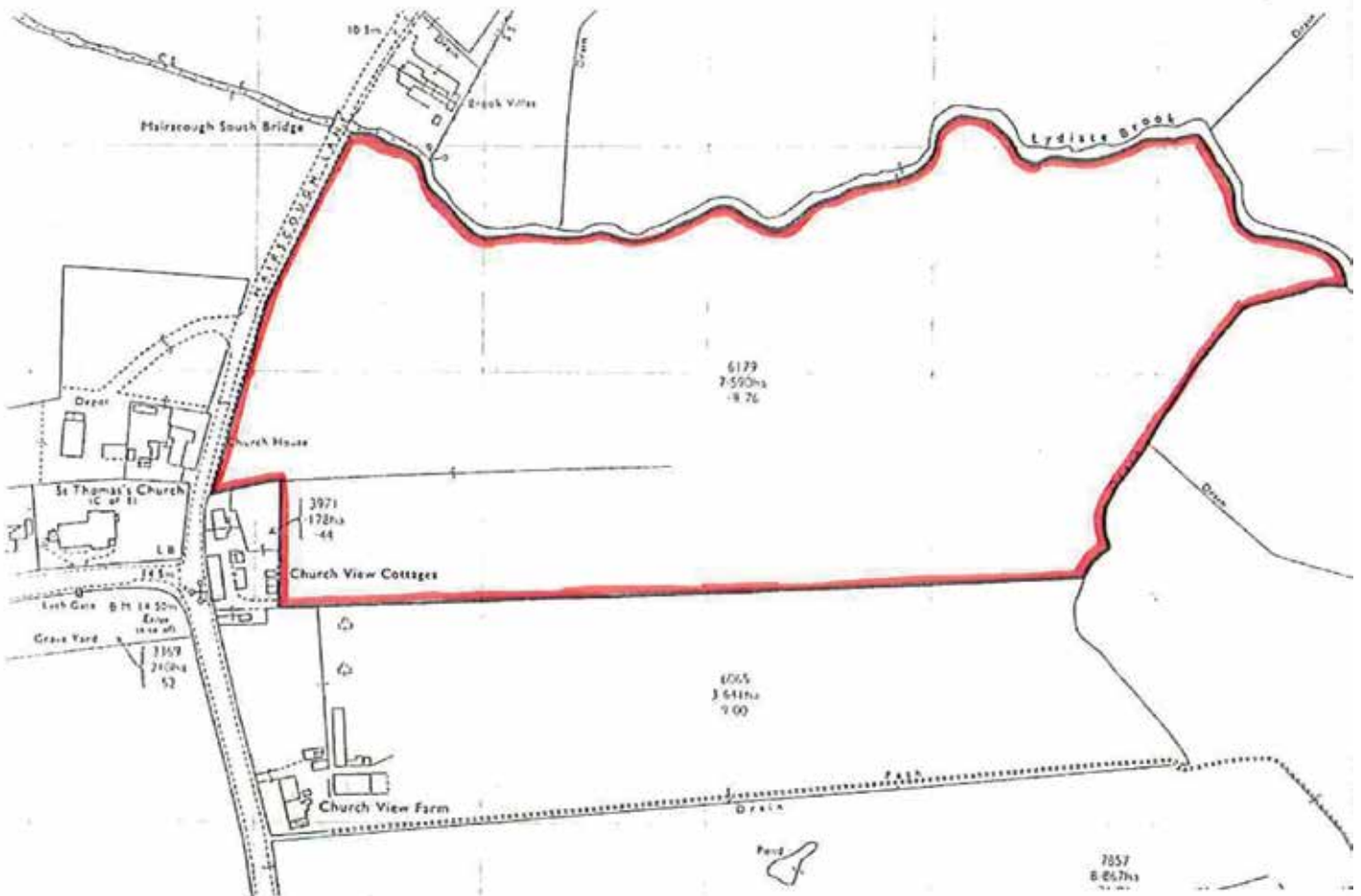
Frank Marshall & Co. for themselves and for the Seller of this property give notice that:

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 January 2018. All measurements are approximate.



H.M. LAND REGISTRY		TITLE NUMBER	
		MS405132	
ORDNANCE SURVEY PLAN REFERENCE	SD3704	SECTION	Scale 1/2500
COUNTY	MERSEYSIDE	DISTRICT	SEFTON
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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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