



LAND AT

Randles Bridge Farm
Knowsley Wood Lane
Prescot
L34 9EN

Offers over £100,000

8.2 ACRES (3.2 HECTARES) OF GRASSLAND
With a 9 metre wide access from the A580

DESCRIPTION

The field lies within the Green Belt but it offers potential for development in the future.

The Sellers will reserve a 20% share of development value for a period of 20 years in the event of the grant of planning permission for any uses other than agriculture, forestry, equine and horticulture.

There are no services connected to the land.

A main sewer runs parallel and adjacent to Croxteth Brook which forms the Northern boundary of the field.

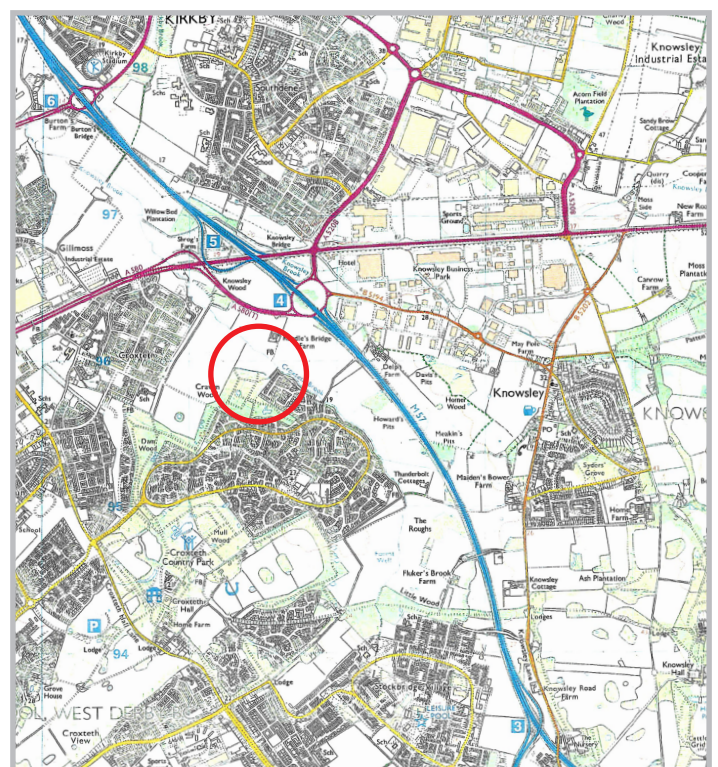
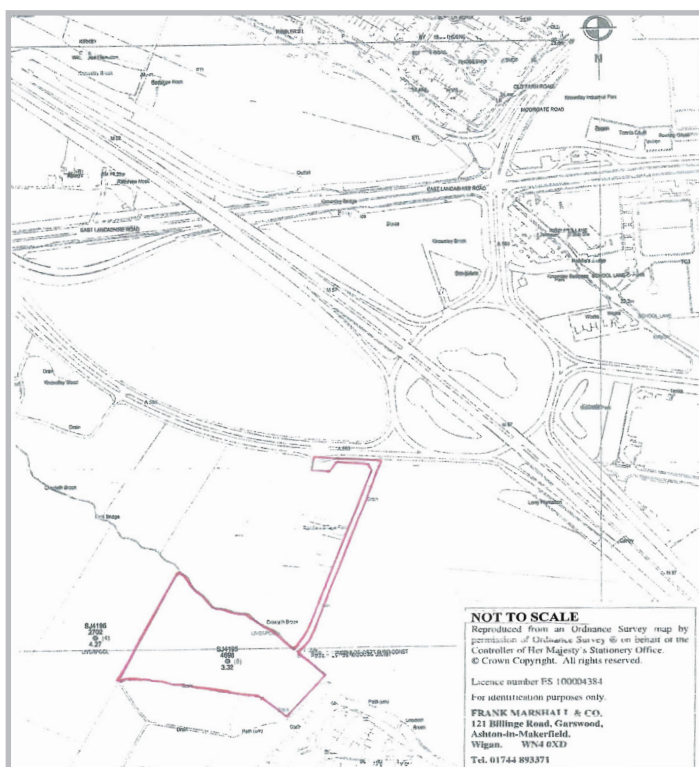
VIEWING

By appointment with the Agents. There is a locked gate across the access and all viewings must be accompanied.

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.



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.

