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Land At Moss Lane

Glazebury
Warrington
WA3 5PT

**42 Acres of Grade I Land, two excellent
Steel framed Barns and 43 Polytunnels**

**Offers in the excess
of £700,000**

DESCRIPTION

The property is situated off Moss Lane and is bounded by tracks along the Northern and Southern boundaries, which provide good access to the land.

The barns and polytunnels are accessed from Moss Lane itself. A wide variety of root and vegetable crops have been grown during the ownership of the seller, together with cereal crops.

THE BUILDINGS

TWO STEEL FRAMED BARNs.

118 ft x 54 ft including a Cold Store (24 ft x 15 ft) and Mess Room (15 ft x 12 ft 6 ins)

60 ft x 40 ft with roller shutter doors to the front and one side elevation.

43 Polytunnels each 100 ft x 21 ft.

SERVICES

Borehole water supply connected to the polytunnels with associated water tank.

(Electricity via generator)

RESERVATION OF DEVELOPMENT VALUE

No such reservation will be made.

VIEWING

By appointment with the Agents.

LOCAL AUTHORITY

Salford City Council,
Salford Civic Centre,
Chorley Road,
Swinton,
Salford
M27 5AW

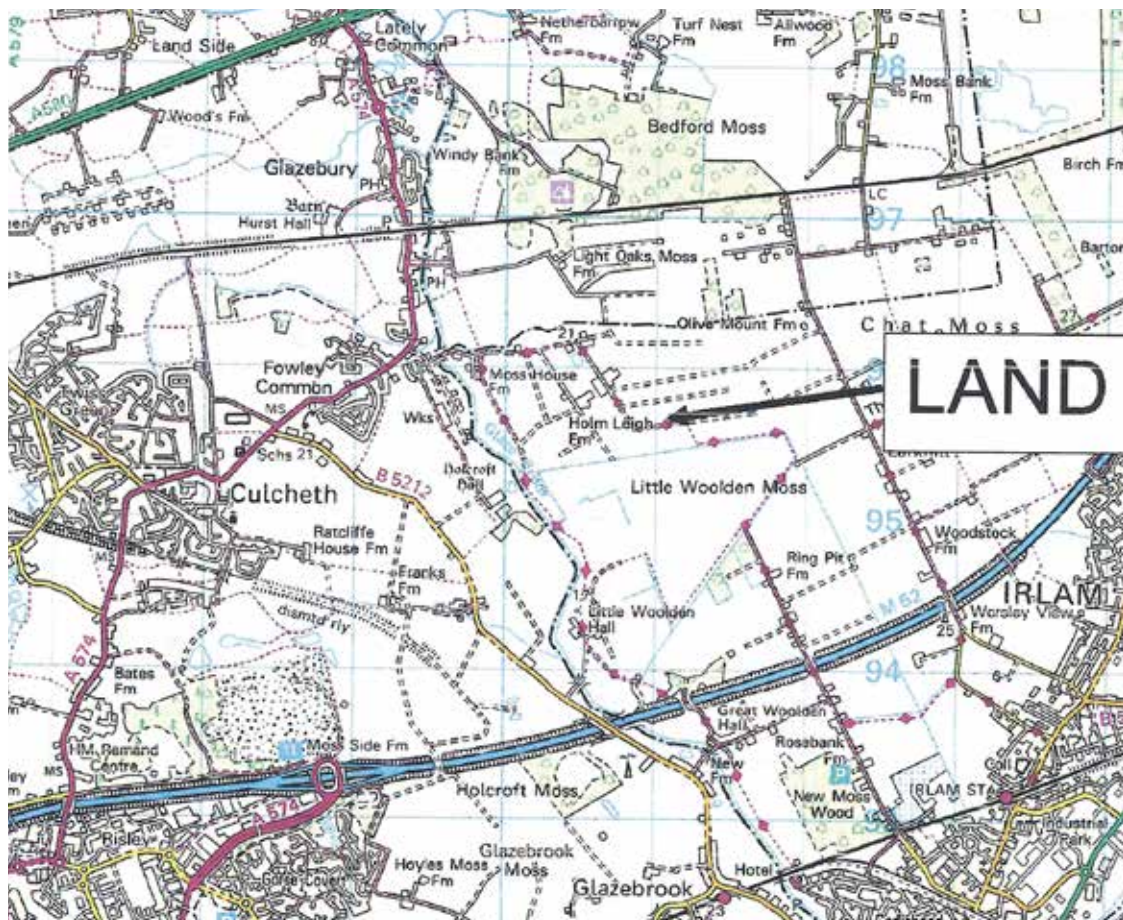
AGENTS' NOTICE

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 July 2023. All measurements are approximate.

We are offering this property for sale in association with North West Land and Property Consultancy Ltd.







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.

