



FRANK
MARSHALL

THE COMPLETE PROPERTY FIRM

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LAND

at Rainhill Stoops

Rainhill

St. Helens

**FOR SALE BY
INFORMAL TENDER**

IN TWO LOTS

**9.32 acres or thereabouts
of Agricultural Land**

**Closing Date:
16th October 2023**

SITUATION

The land is situated on the Southern edge of Rainhill adjoining Junction 7 of the M62 motorway. Access to Lot 1 is directly from A57 Warrington Road via a dropped kerb and access to Lot 2 is via a right of way from School Lane.

DESCRIPTION

The land comprises 9.32 acres or thereabouts in total.

LOT 1 5.83 ACRES

LOT 2 3.49 ACRES

Both lots are classified as being grade 2 on the Agricultural Land Classification Map.



TENURE

Freehold and with Vacant Possession on completion.

EASEMENTS AND WAYLEAVES

Lot 1 is subject to Deeds of Grant of Easement dated 6th February 2001 with the National Grid Company and Energis Communications Ltd. in relation to high voltage electric equipment (pylon and over head wires) and fibre optic cables respectively.

TOWN AND COUNTRY PLANNING

The land lies in areas designated as Green Belt within St. Helens Local Plan adopted in 2022.

OFFERS

Offers in excess of the following are invited:

LOT 1 £100,000

LOT 2 £40,000

CLAWBACK PROVISION

The land is sold subject to a clawback provision entitling the owners to share in 40% of any increase in value arising from the grant of planning permission for use or development other than for agricultural or equestrian use for a period of 60 years.

VIEWING

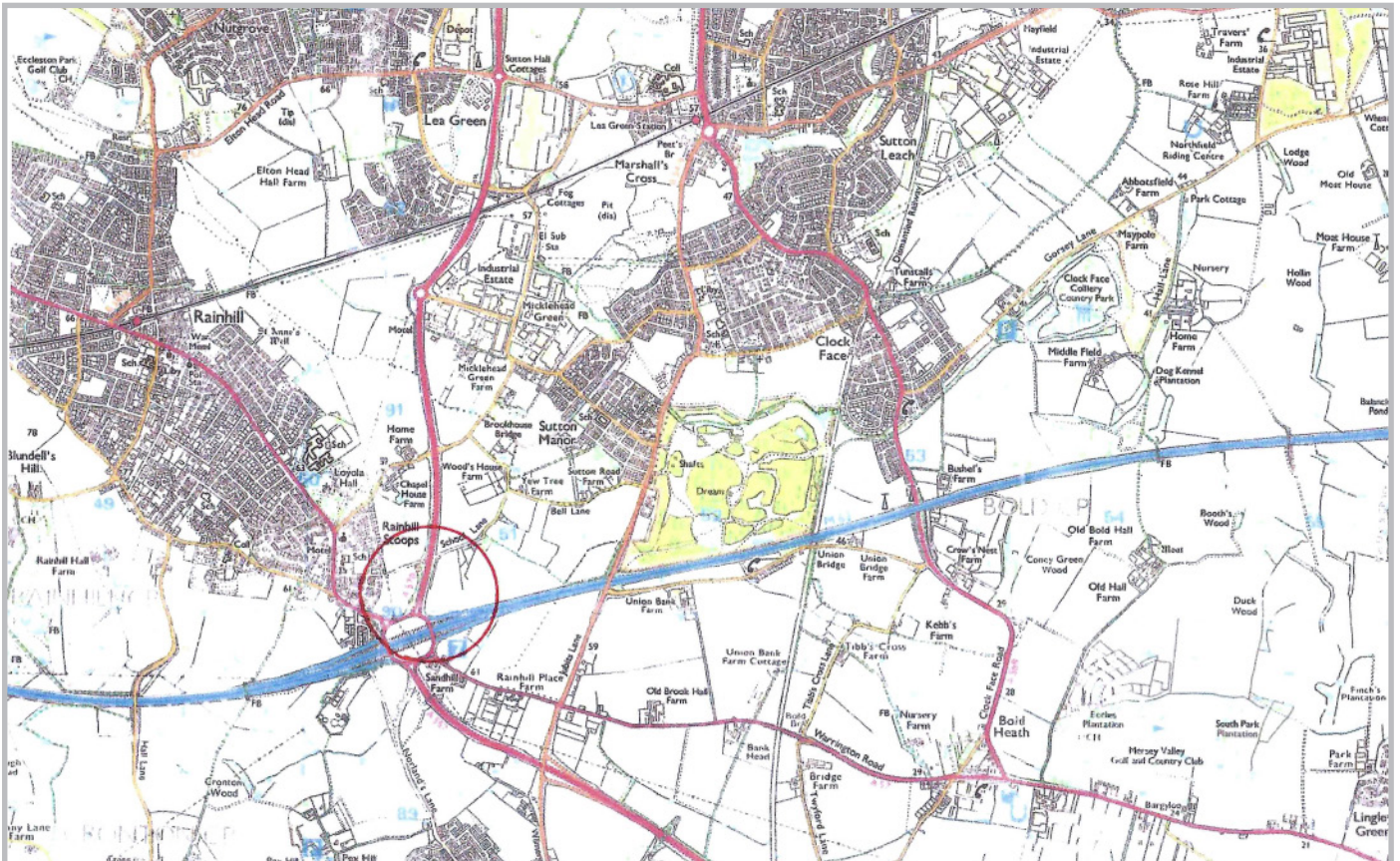
Viewings may be undertaken during daylight hours with a copy of the sales particulars in hand. Please keep to field margins.

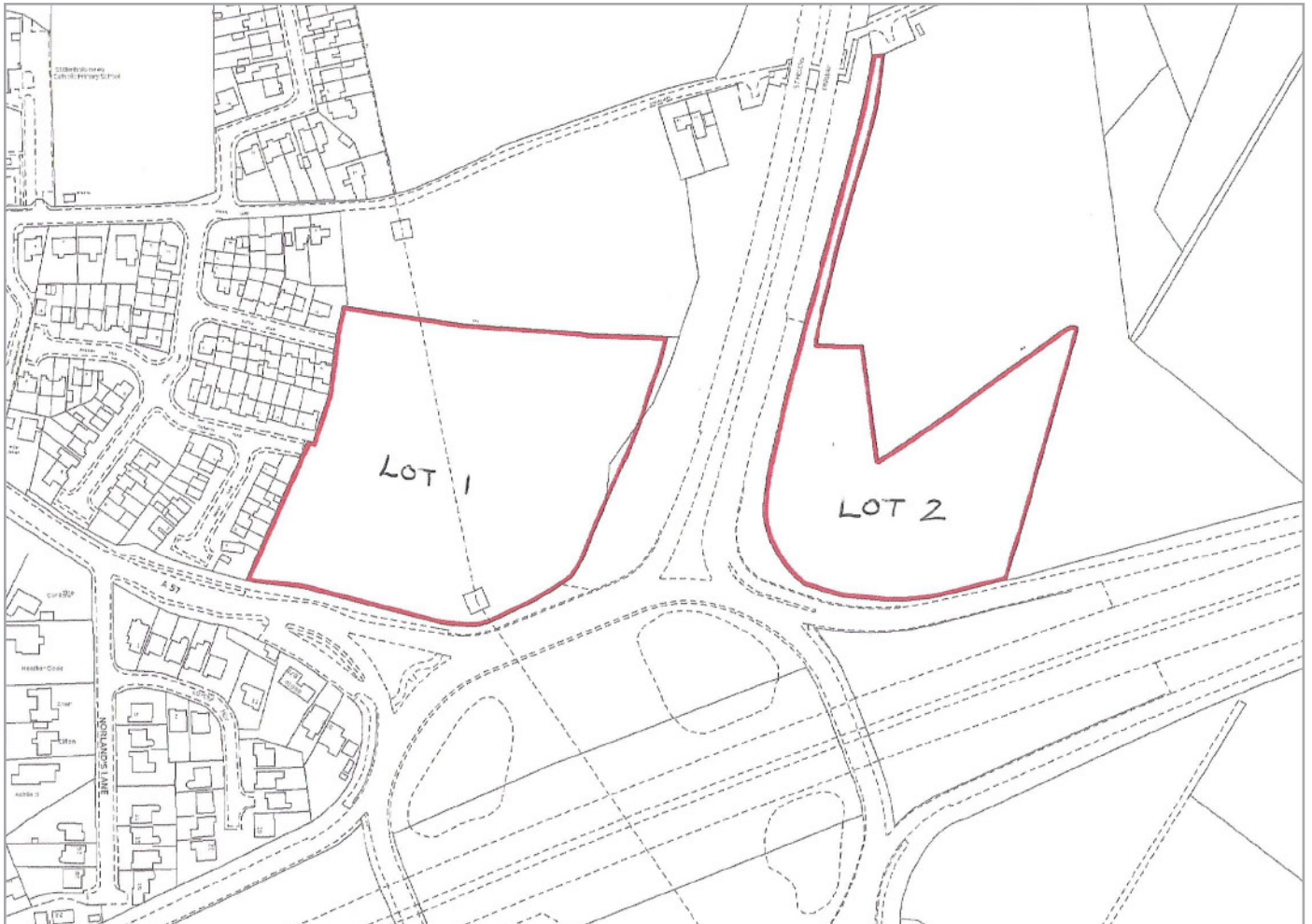
Frank Marshall & Co. as the agent accept no responsibility for any loss or damage caused when viewing the land.

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 is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 28 April 2021 at 12:54:09. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Birkenhead Office.



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.

