



LAND AT

Prescot Road
Melling
Merseyside
L31 1AN

56.9 ACRES

**FOR SALE
BY INFORMAL TENDER
IN THREE LOTS**

**Closing Date:
25th June 2024**

SITUATION

The land is situated on the Northern edge of Melling close to Junction 1 of M58 motorway. Access to Lots 1 and 2 is directly from Cuncough Lane and access to Lot 3 is from Prescott Road.

Description

The land comprises 56.9 acres or thereabouts in total and is offered with vacant possession.

LOT 1 26.1 ACRES

LOT 2 10.3 ACRES

LOT 3 20.5 ACRES

Town and Country Planning

The land lies in areas designated as Green Belt within the Local Plan for Sefton which was adopted in April 2017.

Sporting Rights

Sporting rights are included within the sale.

Previous Cropping

	2023	2022	2021	2020
LOT 1	Wheat and Potatoes	Wheat, Spring Barley, Wheat	Fodder Beet	Wheat
LOT 2	Spring Barley	Wheat	Spring Barley	Spring Barley
LOT 3	Wheat	Spring Barley	Fodder Beet	Fodder Beet

Offers

Offers in excess of the following are invited:

LOT 1 £340,000

LOT 2 £135,000

LOT 3 £265,000

Reservation of Development Value/Clawback/Overage

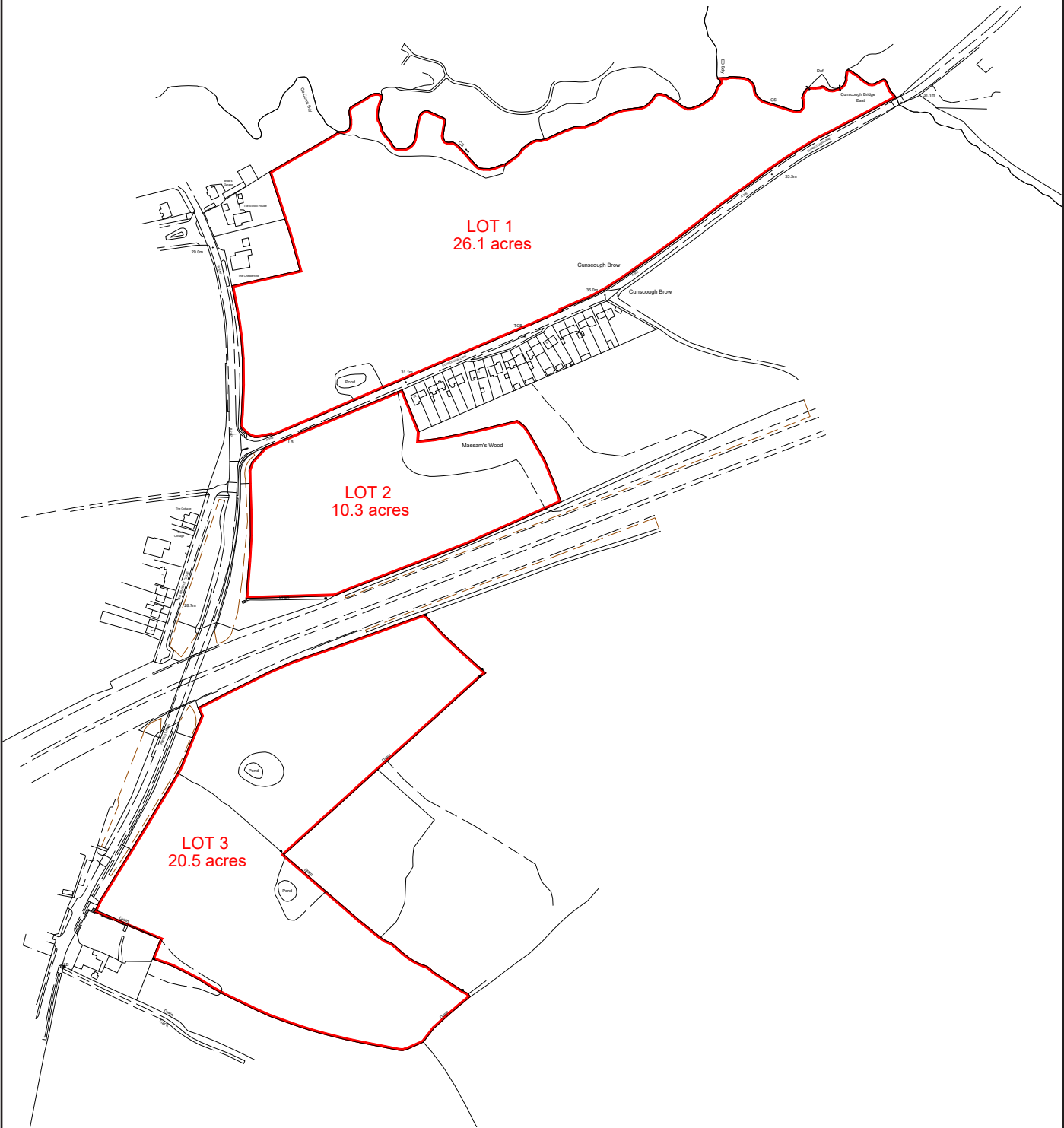
There will be no such provisions in the contracts.

Local Authority

Sefton Council,
Magdalen House,
30 Trinity Road,
Bootle
L20 3NJ

0845 1400845

PLAN REFERRED TO:



VIEWING

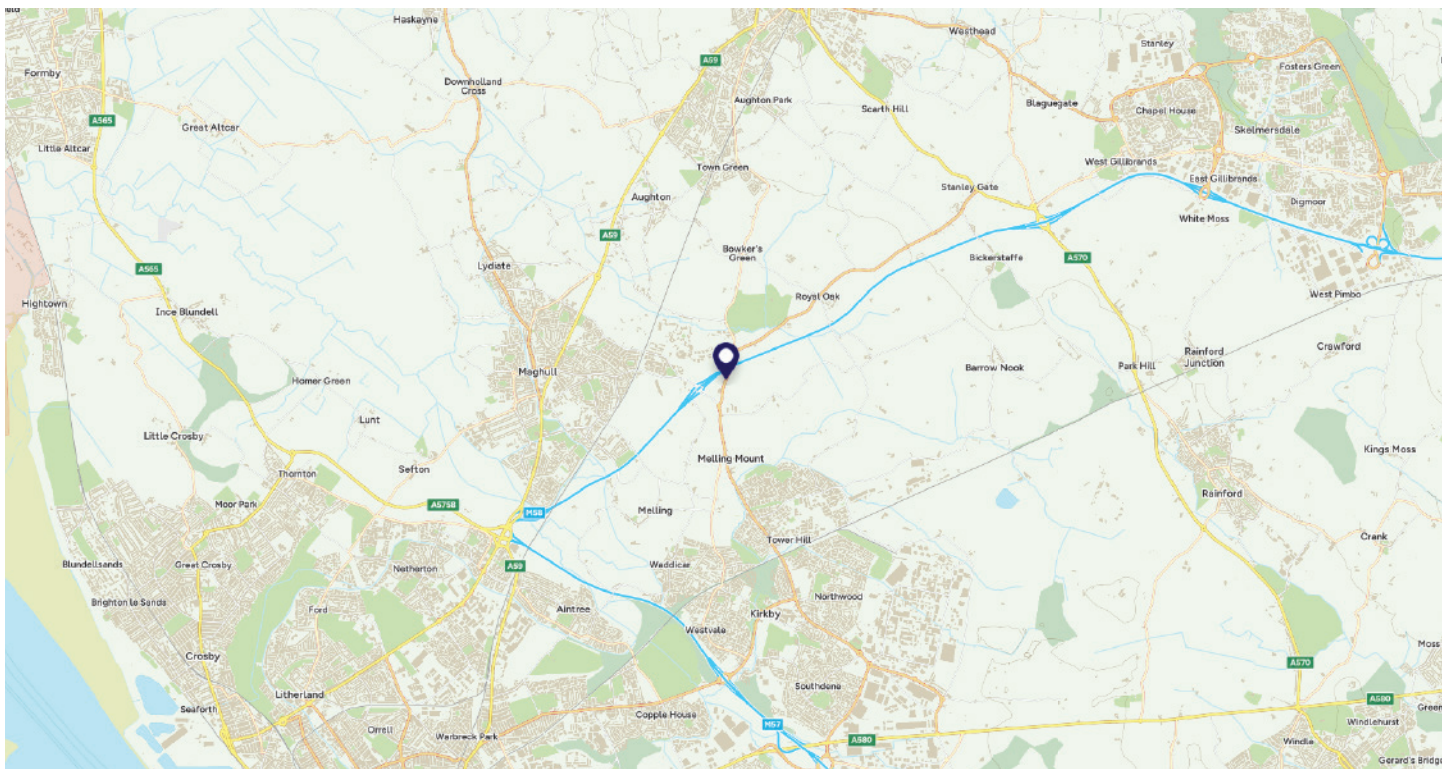
Viewings may be undertaken during daylight hours with a copy of the sales particulars in hand. Please keep to field margins.

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.



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.