



## **LAND**

### **OFF SUTCH LANE LATHOM L40 4BT**

Productive block of approximately 6.42 acres (2.60 hectares)  
of Grade 1 Arable Land

Close proximity to the settlements of  
Ormskirk and Burscough

For Sale as a Whole  
of interest to Agricultural, Equestrian and Amenity Buyers

**FOR SALE BY PRIVATE TREATY**

**OFFERS OVER £90,000**

*121 Billinge Road, Garswood, Ashton-in-Makerfield, Wigan. WN4 OXD*

*Tel: 01744 893371*

*Internet: [www.frankmarshall.uk.com](http://www.frankmarshall.uk.com) E-mail: [wigan@frankmarshall.uk.com](mailto:wigan@frankmarshall.uk.com)*

### **Description**

The land has been used for turf production in recent years.

### **Clawback Provision**

The land is sold without any reservation of clawback.

### **Right of Way**

The seller will reserve a 4.5 m section of land, parallel with the railway fence line, in order to gain access to his land to the West.

The buyer will have a right of way from Sutch Lane to the field to be sold.

### **Viewing**

Viewings may be undertaken during daylight hours with a copy of the sales particulars in hand without appointment.

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

### **What3words Location**

symphonic.stuck.hazy

### **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.

