

MIDDLETON NEAR MORECAMBE



**PARTICULARS OF THE SALE BY AUCTION OF THE
2.00 ACRES/0.80 HECTARES OF FERTILE AND PRODUCTIVE
MEADOW AND PASTURE LAND
SITUATED AT MIDDLETON, NEAR MORECAMBE
which is to be offered for sale by auction
(subject to conditions and unless sold previously)
on
THURSDAY, 30th MARCH, 2023
in The Conference Room , J36 Rural Auction Centre
Crooklands, Milnthorpe, LA7 7FP (SatNav LA7 7NU)
at 7.00 p.m. prompt**

J36 Rural Auction Centre, Crooklands, Milnthorpe, Cumbria, LA7 7FP t.015395 66222 f.015395 66228
Lancaster Auction Mart, Wyresdale, Golgotha, Lancaster, Lancashire, LA1 3JQ t. 01524 599700 f. 01524 599703

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SITUATION AND DESCRIPTION

The land is situated in the village of Middleton, near Morecambe and extends to 2.00 acres/0.80 hectares of fertile and productive meadow and pasture land which is suitable for a variety of uses, including a pony paddock. The land has roadside access and the boundaries are a mixture of hedges and fences.

DIRECTIONS

From White Lund Industrial Estate, pass the David Hayton Autostore and take the second exit off the roundabout onto the A683 towards Middleton. Continue along the A683 and at the third roundabout, take the first exit onto Middleton Road. Take the second right turn onto Carr Lane and, after passing through the village of Middleton, the land is situated on the right hand side.

OVERAGE PAYMENT

The contract for sale includes a Deed setting out the Overage Provisions that will apply to the sale. Basically, the Overage payment will be 50% of any uplift in value created by any development for which planning permission is granted. The Overage liability will apply for 20 years from the date of the completion of the sale. For further details, please see the Overage Deed in the legal pack, which is on deposit and available for inspection.

VIEWING

The land can be viewed at any reasonable time given possession of a set of the particulars and plan.

MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars but, if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

ANTI-MONEY LAUNDERING REGULATION 2017

Due to legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to bid and prospective purchasers prior to any bid being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office before the sale or to the auctioneer prior to the sale commencing.

TENURE

The land is freehold and vacant possession will be given on completion.

SPECIAL NOTE

The Contracts and Conditions of Sale under which we are to offer the property for sale will NOT be read out on the auction day but will be available for inspection at the offices of the Auctioneers and Solicitors from Tuesday, 21st March, 2023. Any intending purchasers should take the opportunity to read these documents as the sale will be held subject to them and any purchaser will be bound by them whether, in fact, he/she has read them or not.

SOLICITORS

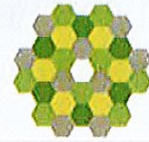
Birchall Blackburn Law, 38-46 Avenham Street, Preston. PR1 3BN. Tel: 01772 552218; e-mail: jllockwood@birchallblackburn.co.uk

AUCTIONEERS

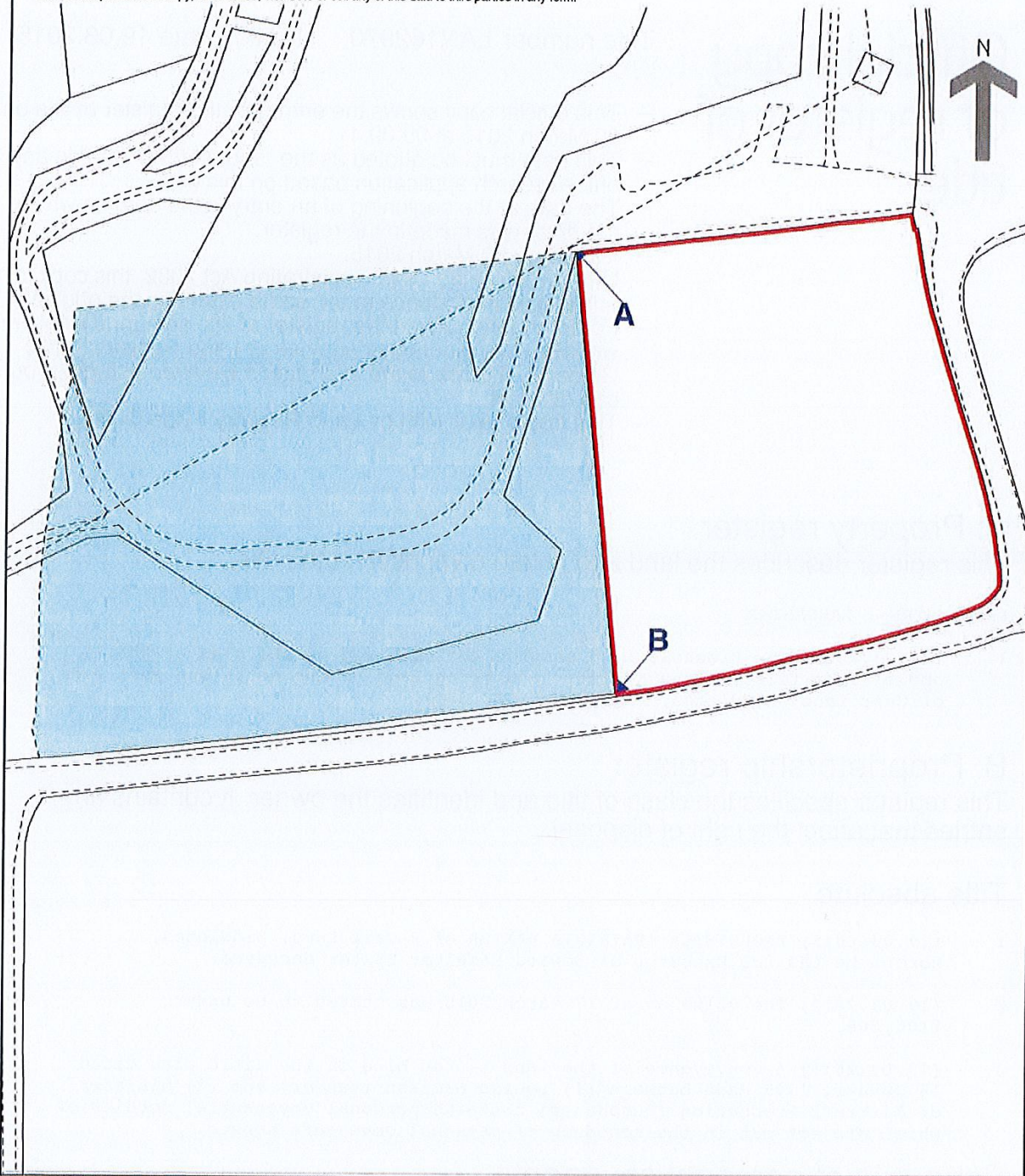
NWA Property, J36 Rural Auction Centre, Crooklands, Milnthorpe. LA7 7FP. Tel: 015395 66222, e-mail: charlotte@nwauctions.co.uk

Land Registry
Official copy of
title plan

Title number **LAN162970**
Ordnance Survey map reference **SD4158NE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Lancashire: Lancaster**



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This official copy issued on 20 March 2015 shows the state of this title plan on 20 March 2015 at 09:09:41. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
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 Land Registry, Fylde Office.

