

**For Sale**  
Offers in Excess of  
£275,000



# Rural Grassland

9.87 ACRES (3.99 HECTARES)

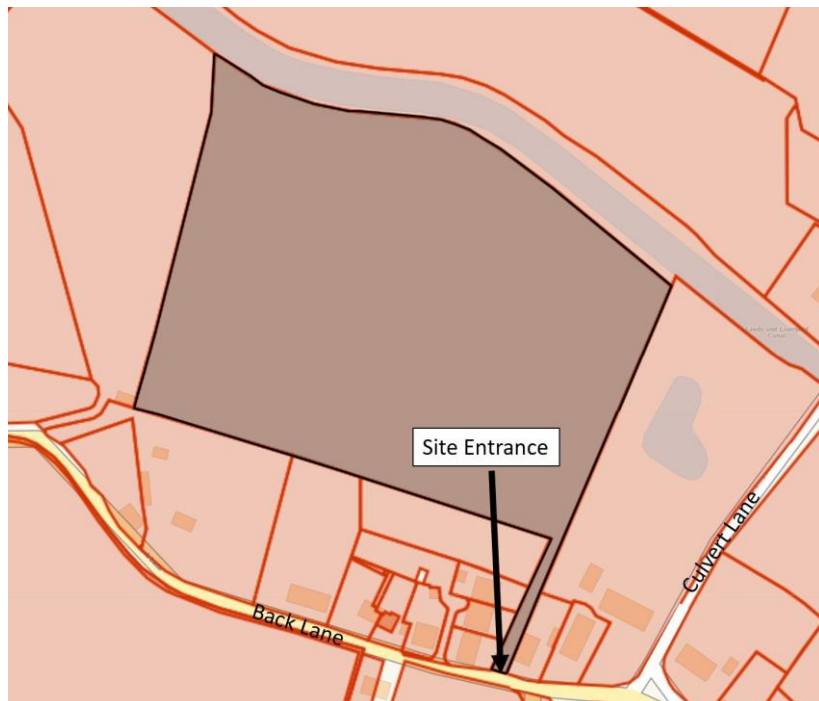
📍 LAND AT HIGH HOUSE FARM, BACK LANE, NEWBURGH, WIGAN, WN8 7UY

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Regular shaped rural grassland totalling approximately 9.87 acres (3.99 hectares)
- Located in the rural village of Newburgh, Wigan in Lancashire
- May appeal to a range of purchasers, including agricultural, equestrian, amenity and lifestyle buyers
- Situated in a well regarded residential village
- What3Words - graphic.canine.playback
- Sold as a whole with vacant possession
- Held Freehold - Title No. LAN241028
- Offers in Excess of £275,000



## LOCATION

Newburgh is small, rural village within the West Lancashire district, located approximately 3 miles from Skelmersdale and 5 miles from Ormskirk. Newburgh is an agricultural community surrounded by open countryside, yet lies within reasonable commuting distance of Wigan and neighbouring towns.

The site itself is accessed from Back Lane, close to its junction with Sandy Close and Sandy Lane.

**What3Words - graphic.canine.playback**

## DESCRIPTION

The land is to be sold as a single parcel and extends to approximately 9.87 acres, as scaled using the Nimbus Mapping System.

The land is currently down to a 3 year lay of grass and is considered Grade 1. The field also benefits from having a canal frontage.

## SERVICES

There are no services connected to the site. Interested parties are to make their own enquiries as to the availability and capacity of service.

## METHOD OF SALE

The sale is subject to an overage clause. The total overage will be at a rate of 50% of the uplift in value following the benefit and implementation of planning consent for residential or commercial development for a period of 20 years from completion date.

## TITLE/TENURE

The land is held Freehold under Title No. LAN241028

## EPC

The site is exempt from EPC requirements.

### SALE PRICE

Offers in Excess of £275,000.

### RIGHTS OF WAY, EASEMENTS, WAYLEAVES & OVERAGE

The land is sold with the benefit of and subject to all existing rights of way, easements and wayleaves.

The sale is subject to an overage clause. The total overage will be at a rate of 50% of the uplift in value following the benefit and implementation of planning consent for residential or commercial development for a period of 20 years from completion date.

### PLANNING

The land is designated Green Belt.

Interested parties are advised to satisfy them with respect to planning permission direct with the Local Authority.

### LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

### HEALTH & SAFETY

Prospective purchasers are respectfully reminded that they should take all reasonable precaution when viewing the site and observe necessary health and safety procedures. Please take care in respect to uneven ground. The vendors themselves and Turner Westwell Limited, as their agents, accept no liability for any health and safety issues arising viewing the site.

### ANTI-MONEY LAUNDERING

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

### ALL ENQUIRIES

**Adam Westwell** | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 07799 644166 ✉ [adam.westwell@turnerwestwell.co.uk](mailto:adam.westwell@turnerwestwell.co.uk)