

# WIGNALLS

Chartered Surveyors, Planning  
Consultants & Land Agents

POTENTIAL EQUESTRIAN PROPERTY

Building and 4.42 acres  
Dib Road, Hesketh Bank

For Sale by Private Treaty



Offers in excess of £150,000

**The opportunity to acquire as a whole a building and yard comprising approximately 4.42 acres of grade 1 agricultural land situated at Dib Road, Hesketh Bank**

## Description

A steel portal framed building and hardstanding yard area accompanied by approximately 4.42 acres of grassland. The land is classified as Grade 1 as per the Agricultural Land Classification Map for England and Wales and is down to grass and is currently used for grazing livestock.

The property would lend itself to equestrian users as stables could be installed within the building subject to the necessary consents.

## Services

The property has previously benefited from a connection to mains water through an annual licence from RSPB which has been ceased due to no requirement. It is assumed that this could be reinstated. Interested parties advised to make own investigations.

## Tenure

The land is offered freehold and with vacant possession subject to all existing rights of way.

## Method of Sale

The land is offered for sale by private treaty.

## Guide Price

Offers in excess of £150,000 are invited for the whole.

## Viewing

The land may only be viewed by prior appointment only. Those viewing the property must ensure that they respect and observe UK Government Covid-19 regulations and observe social distancing at all times and only travel to the property and view the property with members of their immediate household only.

## Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

## Planning

The property is currently designated as agricultural but the barn has not been used for agricultural purposes for in excess of 10 years and therefore may be exempt from planning enforcement. Interested parties are to make own investigations.

## Enquiries

All enquiries should be directed to Tom Wignall by calling the office or emailing [tom@wignallscs.co.uk](mailto:tom@wignallscs.co.uk)

## Notice

Please note we advise that under The Estate Agents Act 1979 that there is a connected person involved with this transaction



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RICS



AGRICULTURAL  
VALUERS



Consumer protection from unfair trading regulations 2008

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[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of Wignalls Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.

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