

For Sale by Informal Tender  
12 noon Wednesday 3<sup>rd</sup> September 2025

**Land off Bells Lane  
Lydiate  
Liverpool  
L31 4ER**



**P Wilson & Company**  
Chartered Surveyors



**A block of productive arable land extending to 3.84 hectares (9.5 acres),  
ideally situated in the rural village of Lydiate.**



**t: 01772 882277**

Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA  
e: [preston@pwcsurveyors.co.uk](mailto:preston@pwcsurveyors.co.uk)  
[www.pwcsurveyors.co.uk](http://www.pwcsurveyors.co.uk)





### Location

The land is conveniently positioned in a rural yet easily accessible area on the outskirts of Lydiate and is well connected with the A59 three minutes away. The land can be accessed directly off Bell's Lane. The location of the land is shown on the location plan on the reverse of this sale brochure or can be located using postcode L31 4EN.

### Description

For sale as a whole, the land comprises 3.84 hectares (9.5 acres) or thereabouts of agricultural land currently used for arable cropping. The land is designated as Grade 1 on the Agricultural Land Classification Map for England and Wales.

### Boundaries

The boundaries of the land are hedges/trees.

The property is shown edged red on the sale plan on the reverse of the sale brochure for identification purposes.

### Rights of Way/Easement/Wayleave

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

### Access

The land enjoys road frontage onto Bells Lane and could be accessed directly off Bells Lane if the existing access was widened noting that the existing access serves land in separate ownership.

### Planning

The local authority is Sefton Council. Sefton Council's Local Plan, adopted in 2017, designates the subject land in the Green Belt, policy MN7.

### Tenure

The land is sold with the benefit of vacant possession, subject to a cropping licence expiring on 31<sup>st</sup> March 2026.

### Clawback and Overage

The sale of the land will be subject to Overage provisions. The Overage provisions will subsist for 25 years from the date of the sale. The trigger event for the Overage will be a Planning Consent or Planning Consents for any non-agricultural use with 25% of the uplift between the base value and the enhanced value being paid to the vendors or their successors in title. The base value will be calculated as being the value of the land subject to the trigger event assuming that Planning Consent could not be obtained, the enhanced value is the value of the same trigger event with the benefit of the Planning Consent. The Overage payable will be 25% of the difference between the base and the enhanced value. Precise terms to be drafted by the vendor's solicitor.

### Method of Sale

The land is offered for sale by informal tender and all prospective purchasers should complete and return the attached tender form to P Wilson and Company, no later than 12 noon on Wednesday, 3<sup>rd</sup> September 2025. The landlords reserve the right to not necessarily accept any or the highest bid.

### Guide Price

Offers in the region of £175,000.

### Viewing and Health and Safety

The prospective purchaser may view the land on foot and without appointment as long as they do so in normal daylight hours. Prospective purchasers are respectively reminded not to damage any growing crops in viewing property and that they should take all reasonable precautions and observe necessary health and safety procedures in viewing the property. The vendors for themselves and P Wilson & Company as their agents accept no liability for any health and safety issue arising out of the viewing of the property.

### Enquiries

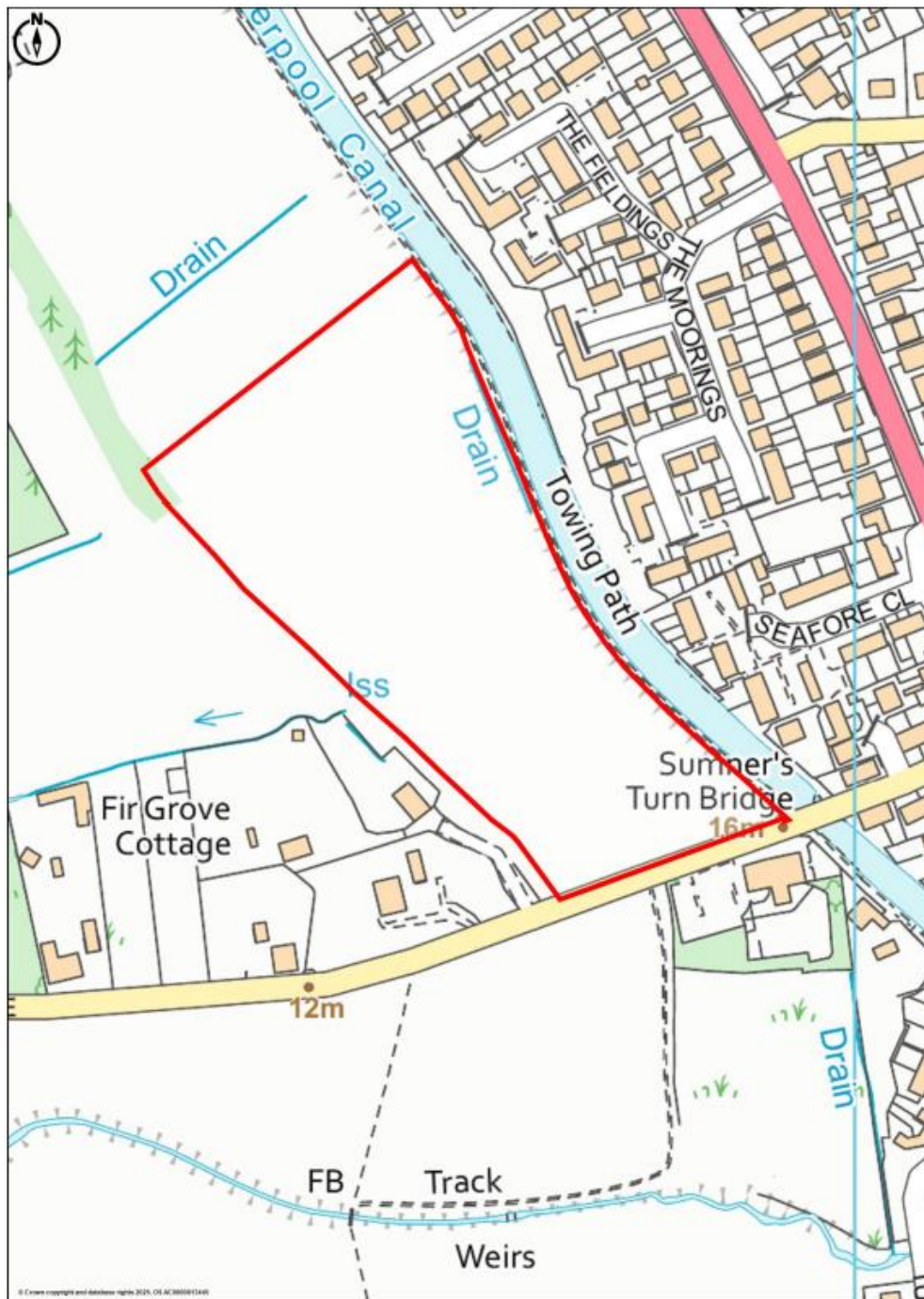
All enquiries should be directed to Andrew Coney or Scarlett Flood at P Wilson & Company [andrew.coney@pwcsurveyors.co.uk](mailto:andrew.coney@pwcsurveyors.co.uk) [scarlett.flood@pwcsurveyors.co.uk](mailto:scarlett.flood@pwcsurveyors.co.uk)











**Promap**  
LANDMARK INFORMATION

© Crown copyright and database rights 2025, OS AC3008813445  
Plotted Scale - 1:3000, Paper Size - A4

**pwc**  
P Wilson & Company

misrepresentations act 1967

consumer protection from unfair trading regulations 2008

business protection from misleading advertising regulations 2008 P Wilson & Company LLP for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

[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 P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.