



LORDS HALL MOOR, DARWEN
LANCASHIRE


SMITHSGORE

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A small but accessible grouse moor with exciting potential for improvement.
Total area approximately 1495 acres / 605 hectares.

DESCRIPTION

Lords Hall Moor extends in total to approximately 1495 acres, of which 235 acres is freehold owned surface, with the balance being freehold sporting rights only. The northern part of the moor is owned by Blackburn with Darwen Council and the southern section by United Utilities.

This small but accessible Moor has been owned by the vendors since 2006, during which time it has been only lightly shot and subject to part time keeping. There are 4 principal drives (shown on the plan attached with directional arrows).

GRAZING

The grazing is in hand and not exercised in respect of the freehold land. The land owned by Blackburn with Darwen Council to the north is also not currently grazed. The land owned by United Utilities is grazed (mainly sheep) by 3 agricultural tenants (more details can be provided upon request), and is subject to Higher Level Stewardship (HLS) grazing prescriptions.

DESIGNATIONS

There are various public rights of way across the Moor. All of the land being sold falls within an area being proposed as a new SSSI by Natural England. The land owned by Blackburn with Darwen Council is also a registered Common.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves easements and rights of way public and private whether specifically mentioned in these particulars or not.

MINERALS

Mineral rights such as they are owned will be included in the sale.

VIEWINGS

Viewings strictly by prior appointment with the Smiths Gore Clitheroe office (t 01200 411050).

LOCAL AUTHORITY

Blackburn with Darwen Council
King William Street
Blackburn BB1 7DY
t 01254 585585

SOLICITORS

Myerson
Regent Road
Altrincham
Cheshire
WA14 1RX
t 0161 941 4000

METHOD OF SALE

The property is for sale as a whole by private treaty, and the vendors reserve the right to set a closing date for the receipt of offers, if appropriate. A clawback clause will be included in the conveyance in respect of any wind farm development (25 % of uplift in value for 25 years), for the freehold surface.

VAT

VAT at the prevailing standard rate will be due, in addition to the purchase price, in respect of the sporting rights. No VAT will be due on the value of the freehold land.

DIRECTIONS

From M65 exit at junction 4 onto A666. Through Darwen heading south; approximately 3 miles after leaving the M65, turn right onto Bury Fold Lane, which leads to Duckshaw Road, which in turn allows access onto the Moor (Postcode BB3 2UA).

DATE OF INFORMATION

Particulars prepared – June 2013
Photographs taken – May 2013

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007

BAG HISTORIES

YEAR	BAG SHOT (BRACE)
1925	266
1926	252
1927	146
1928	248.5
1929	184
1930	225.5
1931	79
1932	196
1933	247.5
1934	286.5
1935	258
1936	312
1937	391
1938	339
1939	304.5
1940	252
1941	82.5
1942	306.5
1943	401
1944	370
1945	216
1946	255.5
1947	140
1948	235.5
1949	284.5
1950	311
1951	276
1952	401
1953	453
1954	272
1955	75
1956-1996	No records
1997-1999	Not shot to build stock
2000	78
2001	Not shot – Foot & Mouth
2002	48.5
2003	91
2004	179 (6 days)
2005-2008	No records
2009	39
2010	52
2011	14
2012	Not shot

5 year average = 21.0 brace

10 year average = 37.5 brace



