



**SITUATION**

Located on the northern side of Higher Lane, near to the junction with Mill Lane, on the outskirts of the village of Rainford, approximately 4 miles to the north of St Helens.

**PROPERTY**

Comprising a **Reservoir and surrounding Land totalling approximately 6.15 acres**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a lease to **A. Cliff, A. Tickle and J. Gerard as the present trustees of the Pilkington Angling Association** for a term of 999 years from 16th December 1993 a Peppercorn ground rent.

**Note: The Pilkington Angling Association use the Reservoir for Private Fishing, but if the Association becomes dissolved, the Landlord can determine the lease.**

**Reservoir & Land**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
W H Matthews & Co - Tel: 020 7251 4942  
Ref: D. Bristow Esq - Email: davidbristow@whmatthews.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts