

# FOR SALE

**John Pallister**  
Chartered Surveyors

28.2 acres (OTA) of Agricultural Land

Chilsey Green Farm  
Stonyhurst, Clitheroe  
BB7 9QY



## Offers Over £300,000

The Coach House  
28 Duck Street  
Clitheroe  
BB7 1LP

Tel: 01200425697

Email: [info@pallisters.co.uk](mailto:info@pallisters.co.uk)

A rare opportunity to purchase just under 30 acres of valuable agricultural land in the desirable location of Chilsey Green, Stonyhurst

The property will be of interest to agricultural and equestrian enthusiasts



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### DESCRIPTION

The property provides a useful block of 28.2 acres (OTA) of Grade 4 agricultural land in a useful location, which benefits from a natural water supply. The plot is expected to be of interest to agricultural or equestrian enthusiasts or perfect for a local farmer wishing to expand their enterprise.

The land is to be sold as a whole and is shown edged in red on the attached plan for identification purposes only.

### LOCATION

Chilsey Green Farmland lies 4.4 miles from Clitheroe and 5.7 miles from Longridge in the desirable rural area of Stonyhurst. Access is taken directly off Birdy Brow and is marked by our For Sale board.

### THE LAND

28.2 acres (OTA) of mainly flat, gently sloping meadow set in useful parcels with natural water. The land is registered for the Single Farm Payment and the BPS entitlements will be transferred pro rate to acreage as available following occupation.

### EASEMENTS & RIGHTS OF WAY

Two footpaths cross the land; one from the North West corner and one to the South, marked on the attached plan by a grey dashed line.



## TENURE

The property is offered for sale Freehold with Vacant Possession on completion.

## METHOD OF SALE

For sale by Informal Tender, if not sold before the tender date. Prospective purchasers should complete the attached tender form and return in the marked envelope provided, no later than:

**12 noon on Monday 10th October 2022**

The Vendor retains the right not to accept the highest or any tender received.

## VIEWINGS

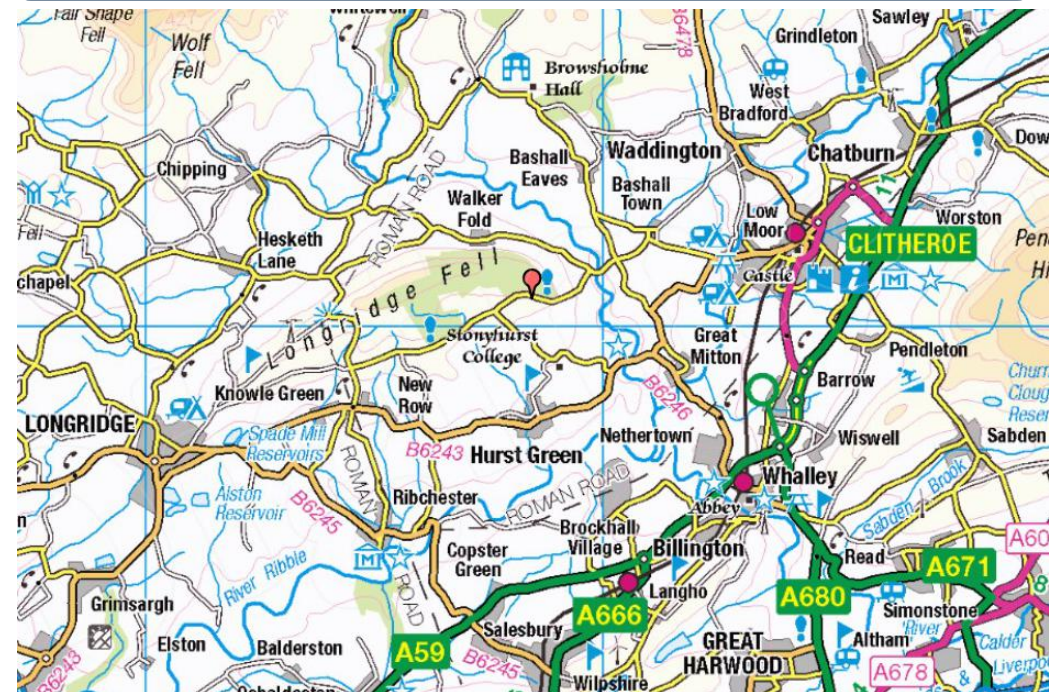
Viewings are permitted in daylight hours with a copy of these particulars to hand. Please ensure all gates are closed and respect any livestock onsite.

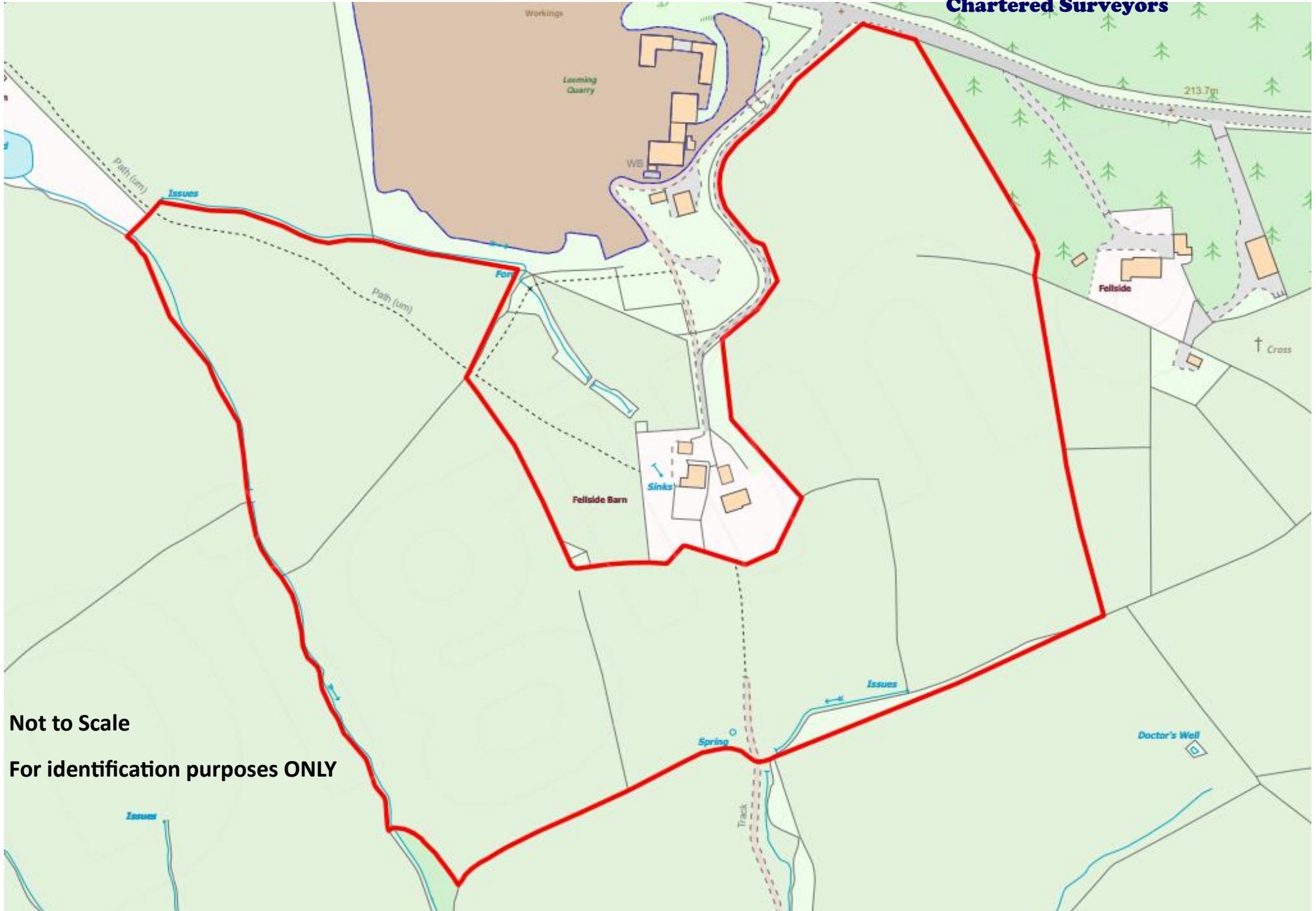
If you wish to book a viewing with the agent, please call the office to arrange this.

Please note:- All viewings are undertaken at your own risk

## DIRECTIONS

Chilsey Green Farm is 4.7 miles from our office in Clitheroe and will take approximately 15 minutes by car. From Clitheroe, take Edisford Road out of town, going over Edisford Bridge, after the pub on the right take the first right and follow the road for just over a mile. Take the first left onto Chipping Road, follow the road, crossing over the River Hodder. Just after the bridge take the hairpin left onto Birdy Brow. Follow Birdy Brow for 1 mile, the access gate to the land is marked by our For Sale board on the left.





Not to Scale

For identification purposes ONLY