

# For Sale

# John Pallister

Chartered Surveyors

## 12.9 Acres (or thereabouts) of Grassland known as Fourlands, Austwick



### Description

'Fourlands' comprises two parcels of sound land with good access onto the highway and with road frontage. Naturally watered, the fields are long established grassland in an area noted for its sweet limestone swards. The whole being ringfenced in stonewalling and with a small ruined stone out building.

### Location

(Grid 758682) Easily approached from the village on the A65 (as shown for identification purposes on the attached plan) the land is within easy walking or cycling distance from Austwick township.

### Future Potential

The vendors remind prospective purchasers of the land's excellent location within the Yorkshire Dales National Park and the considerable number of Environmental Schemes currently run by the Government. Of course equestrian grazing and personal amenity will appeal to some interested parties.

Clapham Road  
Austwick  
LA2 8BE

**Guide £9000 per acre**  
By Informal Tender

The Coach House  
28 - 30 Duck Street  
Clitheroe  
BB7 1LP

Tel: 01200425697

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





## Viewings

Viewings can be undertaken on foot in daylight hours with a copy of these particulars to hand.

## Method of Sale

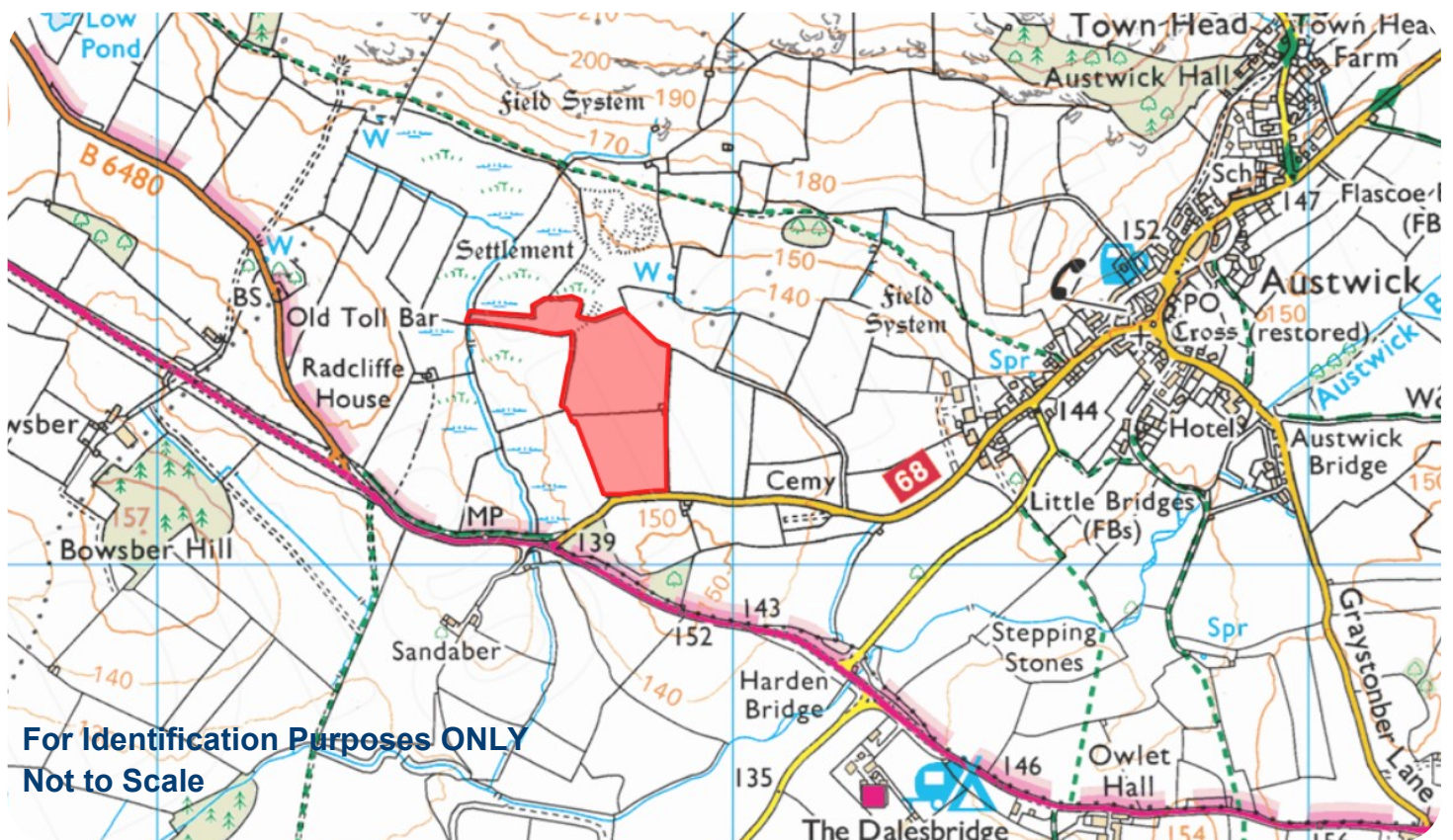
For Sale by Informal Tender. Best offers are to be submitted using the Tender Form in a marked envelope, to the offices of the agents on or before

**12 noon on 29th September 2023**

It should be noted, you will be required to provide proof of funds in due course and all offers are to be made and received **'Subject to Contract'**

The vendor does not bind themselves to accept the highest or indeed any of the tendered offers. Successful offers will be notified by a telephone call and unsuccessful offeres will be updated via email.

Please contact the agents with further enquiries.



For Identification Purposes ONLY  
Not to Scale

**John Pallister**

Is the trading name of **John Pallister Ltd.** A limited company subject to the bye laws and supervision of The Royal Institute of Chartered Surveyors Reg. No. 461 1244 Reg.  
Office: The Coach House, 28 Duck Street, Clitheroe, Lancs BB7 1LP





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