

For Sale

John Pallister

Chartered Surveyors

34.2 acres (OTA) of mixed meadow and pasture

Southfield Lane
Southfield, Burnley
BB10 3RJ



Guide Price £200,000



2 parcels of gently sloping, productive agricultural land amounting to 34.2 acres or thereabouts, with a small block of amenity woodland, For Sale as a whole.

Situated in an elevated position south of Delves Lane, to the rear of the Shooters Arms pub, the land has road frontage and is likely to appeal to agricultural or equestrian purchasers

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

Tel: 01200425697

Email: info@pallisters.co.uk

Access

Access is provided directly from both Southfield Lane and Delves Land with a secondary access to the Southern block through third party land; as marked in brown for identification purposes only on the attached plan.

Footpaths

Two footpaths cross the northern land and join to form one path over the southern block; both are marked by a dashed line on the attached plan.

Tenure

The land is offered for sale Freehold with a verbal grazing agreement currently in place. Vacant possession will be available on completion.

Timber, Mineral & Sporting Rights

Any such rights which run with the land will be included in this sale

Historically there has been some fly tipping on the land, the location of which has been marked with blue shading for illustrative purposes on the attached plan; it is thought to include waste such as furniture and aggregate material, John Pallister Ltd. is not aware of the full extent of the tipping and recommends prospective purchasers make their own enquiries.

Viewings

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

Method of Sale

For Sale by Private Treaty.

It should be noted, you may be required to provide proof of funds in due course. The vendor does not bind themselves to accept the highest, or indeed any offers.

Please contact the agents with further enquiries.

Details Prepared: October 2023



John Pallister for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

For Identification Purposes ONLY
Not to Scale

