

# For Sale

**John Pallister**  
Chartered Surveyors

## 10.58 acres (OTA) of Useful Grassland

Extending to 10.58 acres (or thereabouts) of sound, flat grassland, in a single block with roadside frontage. Access is provided directly off the main road, with mains water available. The land is currently in agricultural production but offers excellent potential for equestrian or amenity purchasers.



### Title & Tenure

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

### 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 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 offers.

### Rural Payments Agency

The land is registered with the RPA and is currently included within a Countryside Stewardship Agreement (upland offer) details can be provided on request, the scheme will expire on 31/12/2024

### Sporting Mines and Minerals

All sporting mines and minerals will pass with the sale in so far as they are owned.

Please contact the agents with further enquiries.

Land off Forest Becks Brow  
Wigglesworth  
BD23 4SL

Offers Over £85,000

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

Tel: 01200425697





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.

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