



Land off Brogden Lane

Barnoldswick

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Barnoldswick, Lancashire, BB18 5XF

Circa 20.43 acres (8.27 ha)

Guide Price: £175,000

DESCRIPTION

The opportunity to purchase meadow and pasture land conveniently located off Brogden Lane with good vehicular access. The meadow land extends to approximately 10.2 acres (4.14 hectares) and is separated from pasture land by a wire fence. The land is bounded by drystone walls and all are in a good state of repair.

The land presents a number of opportunities including a continuation of agriculture or potentially recreational or equestrian use subject to any necessary consents.

The land is served by a spring water supply.

LOCATION

The land is located off Brogden Lane opposite Flass Laithe and a For Sale board marks the entrance.

WHAT3WORDS

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VIEWING

The land may be viewed during daylight hours and when in receipt of these particulars. Viewing is entirely at your own risk.

TENURE

The land is held Freehold and vacant possession will be granted upon completion of the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not.

A public footpath crosses the land and interested parties should familiarise themselves with its location and how it may affect their potential use of the land.

Sporting rights are included within the sale.

BASIC PAYMENT SCHEME & STEWARDSHIP

The land is registered with the Rural Payments Agency. The Vendor has claimed for the 2023 scheme year and will retain all de-linked payments. There will be no live Countryside Stewardship Schemes affecting the land at the time of the sale.

OFFERS & ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or raise any queries, please speak to David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

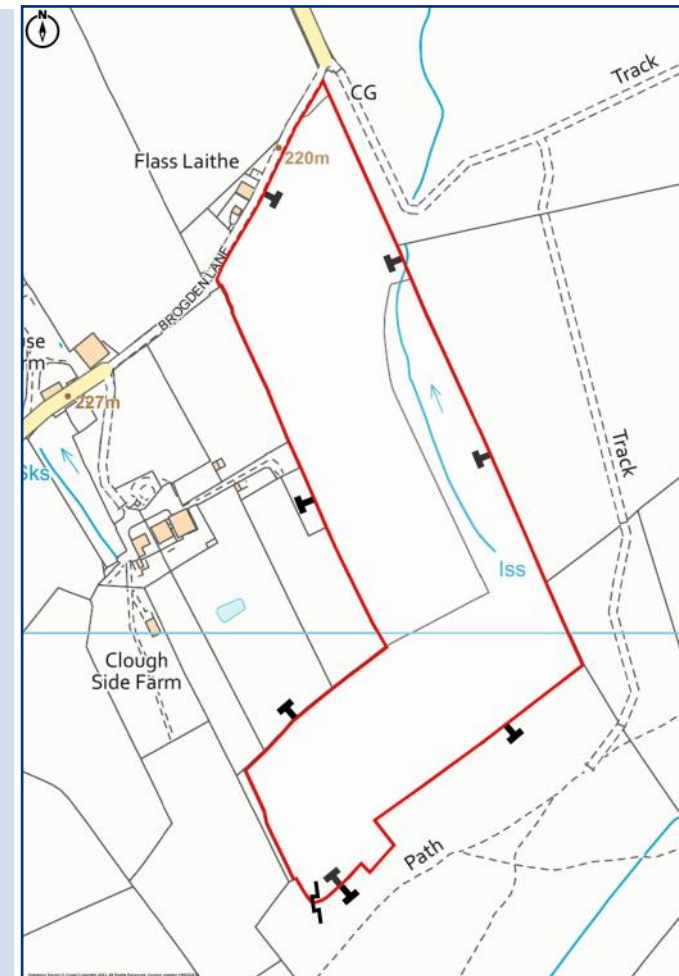
Details prepared: November 2023

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.



Not to scale—for identification purposes

