



# Land off Kelbrook Road

Salterforth



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Salterforth, Barnoldswick, BB18 5TH

**Guide Price: £75,000**

## DESCRIPTION

An opportunity to acquire a block of productive grassland extending to approximately 6.3 acres (2.55 ha). The land is located between Salterforth and Kelbrook with good access from Kelbrook Road (B6383) at the point marked 'X' on the plan.

Capable of being mowed, the land is in good agricultural order, with potential for other uses subject to planning. The land is of interest to agricultural, equestrian or amenity purchasers.

To the northern and eastern edges of the land, the boundary abuts a small stream. All the boundary fences are in good order. The land is available freehold with vacant possession.

## BASIC PAYMENT SCHEME

The Vendor will retain all de-linked payments.

## STEWARDSHIP

The land is currently free from any restriction, however would be suitable for entry into Countryside Stewardship or Sustainable Farming Incentive.

## TITLE

The land is registered under two different title numbers being LA719896 and part of LA709550.

## WATER AVAILABILITY

There is a single water trough serving the land. This was fed by a main supply from the vendors retained land. A new connection will be required from the mains pipe, located at the access point.

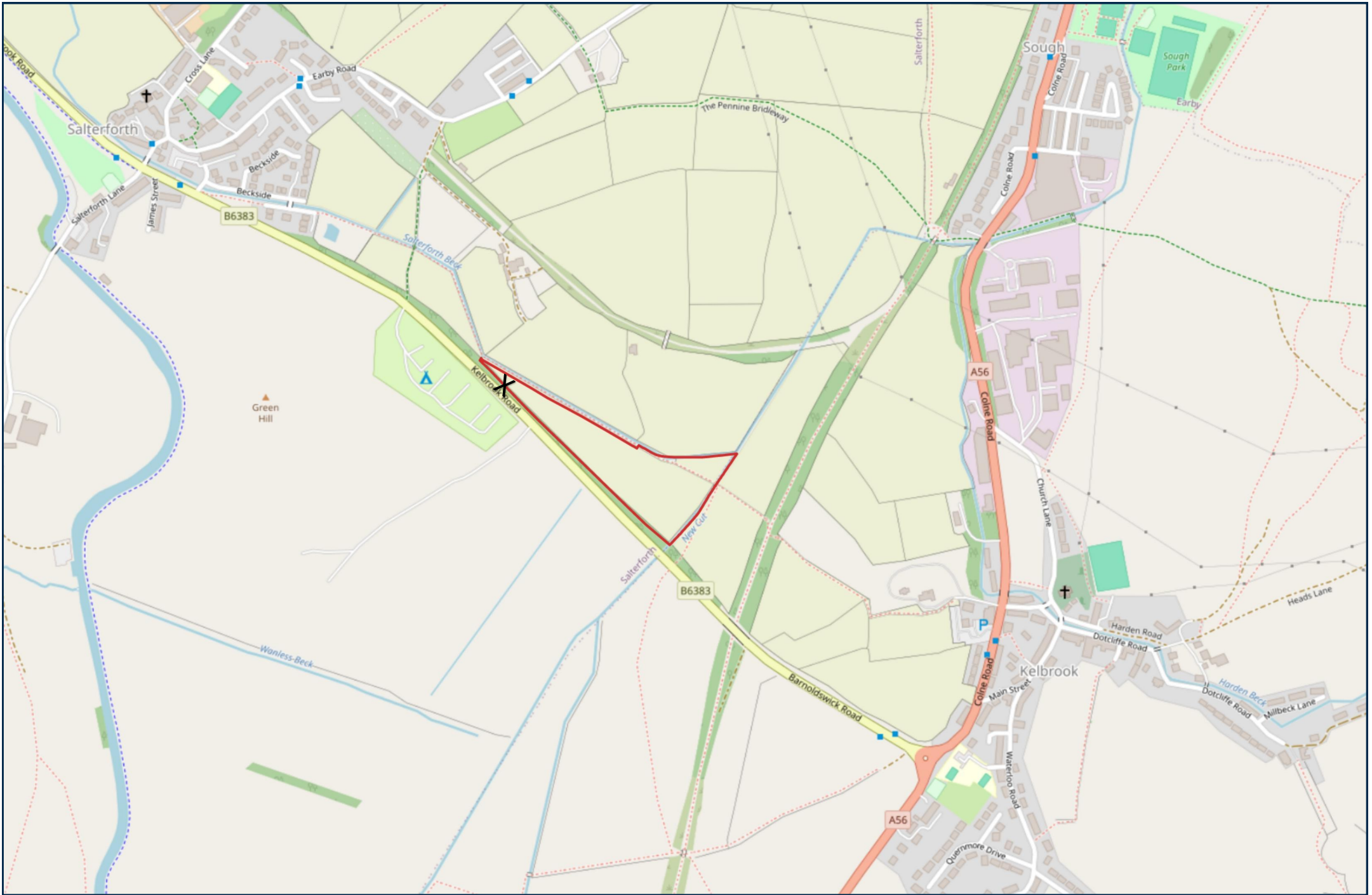
## WAYLEAVES, EASEMENTS & RIGHTS

A public footpath runs along the northern edge of the land. This is fenced off from the main block, and a gate is located within the fence line to allow access onto the northern triangle piece of land.

The land is sold subject to any and all pre-existing rights and restrictions, whether public or private.







## VIEWING

The land can be viewed during daylight hours upon production of these particulars.

## WHAT3WORDS

///revamping.discloses.speak - access point

## OFFERS & ENQUIRIES

For further enquiries or to make an offer please contact Joanna Townley at WBW Surveyors on 01756 692900 or email:

joanna.townley@wbwsurveyors.co.uk

## SOLICITORS

Steele & Son with Bagot Heyes  
16 Fern Lea Ave  
Barnoldswick  
BB18 5DP

Details prepared: April 2024



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Gargrave Road  
Skipton  
North Yorkshire  
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