

For Sale

John Pallister

Chartered Surveyors

AMENITY WOODLAND FOR SALE

An opportunity to acquire 0.7 acres of established, self seeded amenity woodland ideal for environmental or amenity use.



Access: The amenity woodland is directly accessible off Hyndburn Road, Great Harwood and is indicated by our For Sale Board. On foot access along a footpath running from Hyndburn Road to Whalley Road is also available.

Title & Tenure: The property is offered for sale freehold and with vacant possession upon completion.

Single Farm Payment & Environmental Schemes: There are no BPS entitlements included within this sale and no environmental schemes have been entered.

Overage Clause: The property will be subject to an overage clause, whereby 25% of any uplift in value due to development will be payable to the vendor or their beneficiaries, on receipt of planning consent and for a 25 year period following completion.

Timber Mineral & Sporting Rights: All sporting rights, mines and minerals will pass with the sale in so far as they are owned. A number of Tree Preservation Orders are situated on site and purchasers should make themselves aware of those restrictions.

Wayleaves, Easements & Rights of Way: The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Viewings: The land maybe viewed during daylight hours with a copy if these particulars to hand.

Viewing is entirely at your own risk.

Offers Over: £15,000

Hyndburn Road, Oakenshaw, Clayton-le-Moors,
Hyndburn, Lancashire, England, BB6 7UE

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What 3 Words: ///noise.divisions.bath

For Identification Purposes ONLY
Not to Scale

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.

