

# For Sale

## John Pallister

Chartered Surveyors

**Approx 15.44 acres of Elevated Grassland & inclusive of  
a grassed quarry**



### Description

An opportunity to acquire a block of sound elevated grassland in the region of 15.44 acres (6.25ha) inclusive of grassed quarry which has the potential for a number of uses subject to the relevant planning consents. Lying in 3 main parcels the land is capable of being mown but has recently been used for grazing purposes and is naturally watered.

### Location

The land is located on the outskirts of Kelbrook. From Waterloo Road in the middle of Kelbrook, turn on to Dotcliffe Road. Follow the road round to the left and on the bend take the right hand turning up through the houses and through a field gate. Our For Sale board is placed at the quarry entrance and can be seen straight ahead (marked by an X on the location plan)

Off Dotcliffe Road  
Kelbrook  
Barnoldswick  
BB18 6TN

**Guide £100,000**

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

Tel: 01200425697

Email: [info@pallisters.co.uk](mailto:info@pallisters.co.uk)



### **Tenure**

The land is sold freehold with Vacant Possession on completion

### **Basic Payment & Environmental Schemes**

The vendor is retaining the BPS delinked payments and there are no existing Environmental schemes attached to the land

### **Wayleaves, Easements & Rights**

A public footpath runs to the north of the quarry as shown on the attached plan. Access to the quarry is provided by an existing right of way which is included within the title and is marked brown on the attached location plan

The land is sold subject to any and all pre existing rights and restrictions, both public and private

### **Timber Mineral & Sporting Rights**

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

### **Viewings**

Viewings can be undertaken on foot within daylight hours with a copy of these particulars to hand. Please be respectful to neighbouring property and ensure gates are closed at all times. There are 3 access gates onto the land which are locked, please contact the office for the padlock codes.

### **Method of Sale**

Offered for Sale by Private Treaty. All offers should be made in writing to the agents. It should be noted that the vendor does not bind themselves to accept the highest, or indeed any offer submitted.



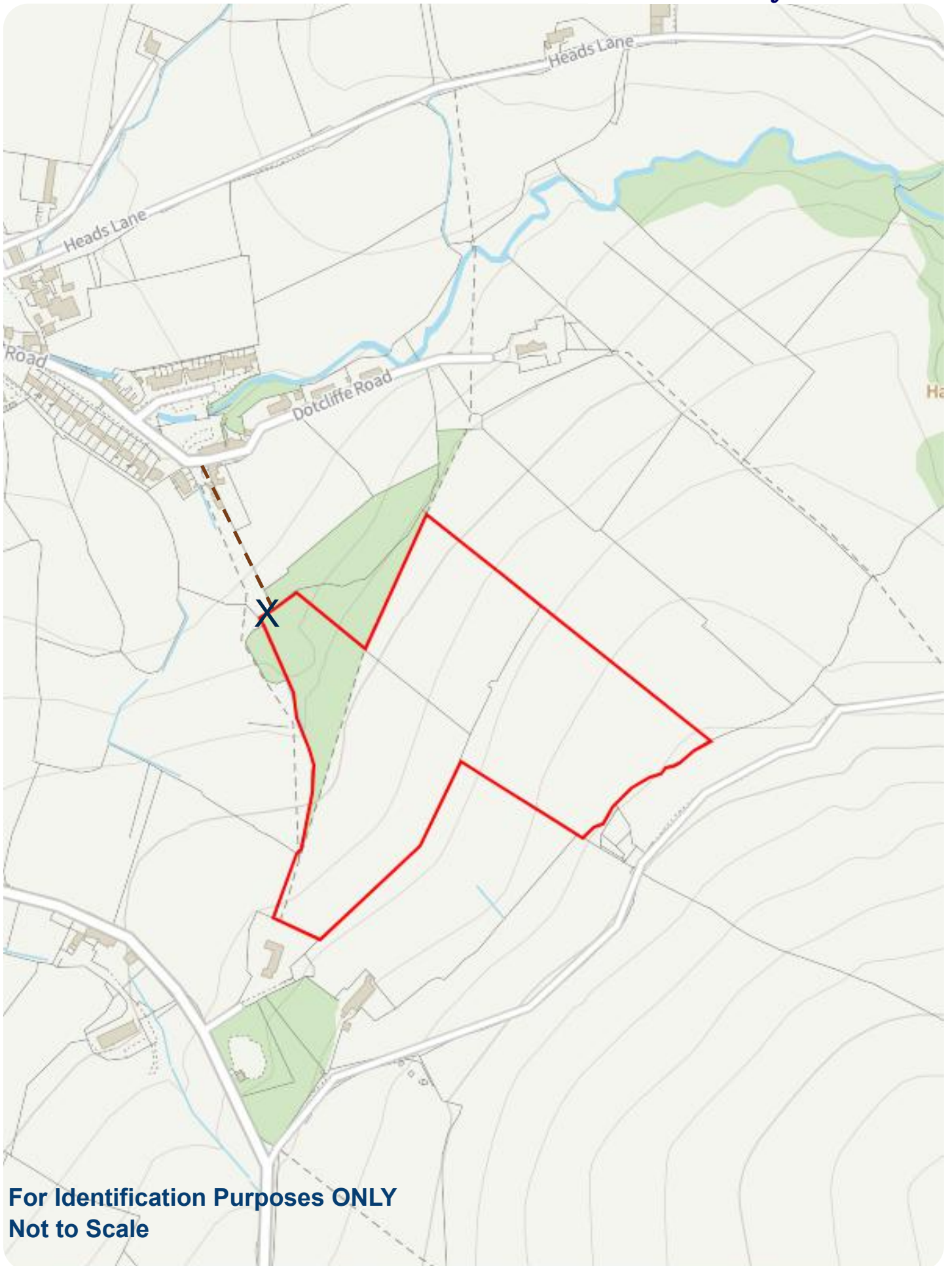
Details Prepared: April 2024

**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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**For Identification Purposes ONLY**  
**Not to Scale**