



Guide Price: £45,000 (Informal Tender by 2nd June 2025)
Land off Cuckstool Lane, Reedley Hallows,
Fence, BB12 9NZ

www.pallisters.co.uk

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The Coach House
28 Duck Street
Clitheroe
BB7 1LP
Tel: 01200425697
Email: info@pallisters.co.uk

Pasture and Amenity Woodland with Access track extending in total to approximately 4.2 acres.

Description

A block of undulating pasture and amenity woodland is available for sale as a whole. The land offers a range of opportunities from private recreational enjoyment to wildlife enhancement projects.

Boundaries and Services

The land benefits from post and netting fences surrounding the perimeter with a natural supply of water. This supply has not been tested and all interested parties must satisfy themselves of its condition.

Rights of Way, Easements & Wayleaves

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is an overhead electricity wayleave over the land.

Tenure

The land is offered freehold with vacant possession.

BPS and Environmental Schemes

The land is currently not registered with the Rural payments agency and is not subject to any environmental schemes.

Access

The land benefits from a private access track directly from Cuckstool lane.

Viewing

The land is available for viewing within daylight hours and with a copy of these sale details to hand. Viewings are entirely at your own risk.

Enquiries

The land is being offered for sale by Informal Tender. All bids must be submitted to our office or sent via email to info@pallisters.co.uk no later than **mid day on Monday, 2nd June 2025**.

For further information or any enquiries, please contact the agents on **01200 425697**.

John Pallister
Chartered Surveyors





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.

