



# Land off Hill Top Lane

## Earby



# Land off Hill Top Lane, Earby, BB18 6JN

Agricultural Buildings and circa 7.7 acres  
(3.15 ha) meadow and pasture land.

Guide Price of the whole: £150,000

## DESCRIPTION

An exciting opportunity to purchase a block of productive farmland on the edge of the town of Earby. Access is via an underpass of the old railway line on a tarmac lane leading to the entrance to the land. There are two existing timber sheds both measuring approximately 9.5 m x 4.8 m in addition to a pole barn measuring approximately 11.5 m x 6.5 m located on the land.

Boundary fences are in place and interested parties should familiarise themselves with their condition and water is provided from a well. This has not been tested and interested parties should carry out their own checks as part of their own due diligence.

The land presents a number of opportunities including continue use in agriculture, equestrian, recreational use or environmental and conservation purposes subject to any necessary consents.

## ACCESS

Access is from the main A56 via a bridge under the railway line and a tarmac lane before the field gateway. Interested parties should familiarise themselves with the access and ensure it meets their requirements prior to making an offer.

## WHAT3WORDS

///arranges.smarter.throwaway

## OVERAGE

The land is sold subject to an overage for any change of use or development other than agricultural. The Vendor and their successors shall be entitled to 50% uplift in value generated from the grant of planning permission for a period of 25 years from the date of this sale.

## VIEWING

Interested parties are asked to register their interest with the agent prior to viewing the land at their own convenience in daylight hours once in receipt of a copy of these particulars. Viewing is entirely at your own risk.

## TENURE

The land is sold 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. There are public footpaths that cross the land and interested parties should familiarise themselves with their location and how they may affect their intended use.

## 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](mailto:david.claxton@wbwsurveyors.co.uk)

Details prepared: May 2025

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Not to scale—for identification purposes

