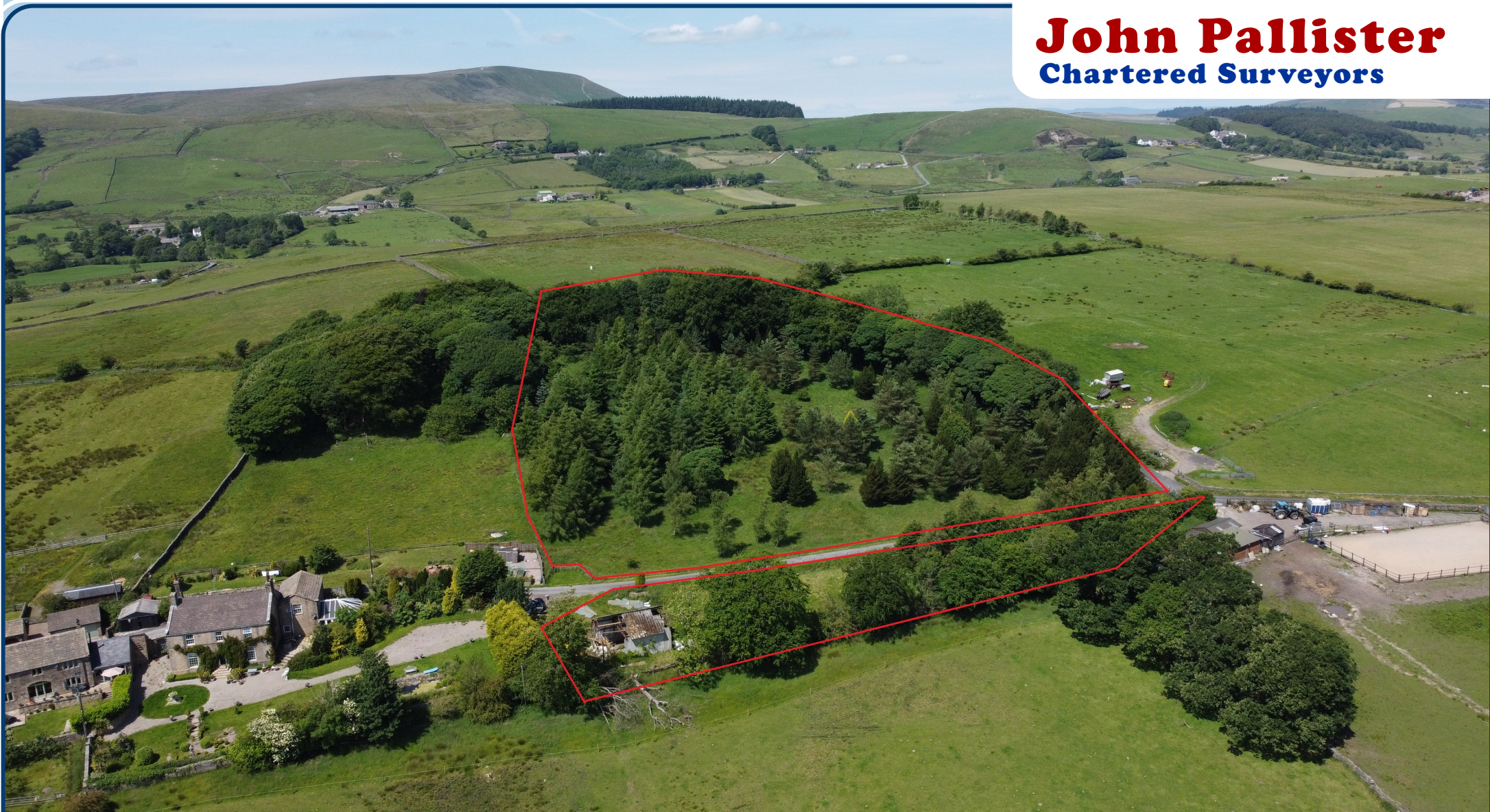


John Pallister
Chartered Surveyors



Guide Price £195,000
Barn and Woodland at Bank House Farm,
Higham, Burnley, BB12 9LX

www.pallisters.co.uk

www.pallistersproperty.co.uk



The Coach House
28 Duck Street
Clitheroe
BB7 1LP

Tel: 01200425697

Email: info@pallisters.co.uk

Steel Framed Barn set in a 0.5 acre plot with an additional 2.8 acres of woodland or thereabouts.

Description

Set amidst gently undulating grassland, this well-positioned steel-framed agricultural barn offers significant development potential, subject to the necessary planning permissions. The barn occupies a 0.5 acre plot and is complemented by an adjoining 2.8 acre parcel of established broadleaf woodland, creating a rare opportunity for a variety of agricultural, leisure, or residential uses (Subject to Planning Permission). There are some TPO restrictions over parts of the land, full details available on Pendle Councils Website

Boundaries and Services

The land benefits from post and netting fences surrounding the perimeter. There are no known services to the land or barn.

Rights of Way, Easements & Wayleaves

The land is sold subject to all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

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 right of access from Croft Top Lane with shared maintenance provisions.

Viewing

The land is available for viewing with the agents on an appointment basis only.

Enquiries

The land is being offered for sale by Private Treaty. All offers can be made to our office via email or post.

For further information or any enquiries, please contact the agents on **01200 425697** or email us on: **info@pallisters.co.uk**

Date Created: 19.6.25

John Pallister Chartered Surveyors



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 Red. Office: The Coach House, 28 Duck Street, Clitheroe, Lancs BB7 1LP

Not to Scale

For identification purposes ONLY

What3Words: ///segregate.dine.pump



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.

