



**Land off Heads Lane  
Kelbrook**





# Land off Heads Lane, Kelbrook, Lancashire, BB18 6LJ

38.4 acres (15.54 hectares) of mixed pasture and semi woodland.

**Guide Price: £250,000**

## DESCRIPTION

An exciting opportunity to purchase a block of land which presents a number of opportunities including continued use in agriculture or environmental and conservation purposes subject to any necessary consents. The land extends across a valley with pasture land to the north and south as well as wooded gill including a stream which offers a haven for wildlife, mature trees and a variety of native flora and fauna.

## SERVICES

There is no electricity supply to the land and it is watered by the stream that passes through it.

## ACCESS

Access is up Heads Lane from the village of Kelbrook and field gateways lead into the land. The access is shown coloured brown in the attached plan.

## TENURE

The land is offered for sale freehold and vacant possession will be given 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. The Pennine Bridleway and public footpaths pass through the land and interested parties should familiarise themselves with these and how they may affect their potential future use of the land.









## VIEWING

Interested parties are asked to register their interest with the selling agent. Viewing is then at anytime during daylight hours when in receipt of these sales particulars. Viewing is entirely at your own risk.

## WHAT3WORDS

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## OFFERS AND ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers or to conclude the sale by any appropriate means at any stage in the marketing process. To make an offer or to raise any queries please speak to David Claxton on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

Details prepared: July 2025



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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

