

FOR SALE

John Pallister
Chartered Surveyors



**Land and Stables South of Pendle Water Bridleway,
Fence, BB9 5QW
Guide Price £200,000 (Sale by Informal Tender)**

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

Tel: 01200425697

Email: info@pallisters.co.uk

Equestrian Unit set within approximately 7.3 acres including grassland, a hardstanding yard and access track.

Description

A fantastic opportunity to acquire stabling for three horses with an adjoining tack and feed store, all set within 7.3 acres of beautiful countryside. The land offers a mix of undulating pasture and meadow, divided into paddocks, with a hardstanding yard area and access via a stone lane. An exciting prospect for those equine enthusiasts.

Boundaries and Services

The land is naturally watered and enclosed with post and netting fencing throughout. The stables benefit from a rainwater catchment system providing a natural water supply, with power generated by roof-mounted solar panels.

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 property is offered freehold with vacant possession.

BPS and Environmental Schemes

The land is not registered with the Rural Payments Agency and is not subject to any existing environmental schemes, making this a blank canvas for those with environmental desires.

Access

A right of access is provided from Montford Road to the track shown grey on the attached plan. This section of track belongs to the holding and is utilised in part by neighbouring properties.

Viewings:

All viewings will be **STRICTLY** during the viewing dates provided and entirely at your own risk. Please contact the agents to book onto one of the listed viewing dates.

Tuesday 21st October 10:30am - 11:30am

Saturday 1st November 1pm - 2pm

Wednesday 12th November 2:30pm - 3:30pm

Method of Sale

The land is being offered for sale by Informal Tender. All offers are to be submitted to the agents office in writing on the form attached by **17th November 2025**.

Enquiries

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

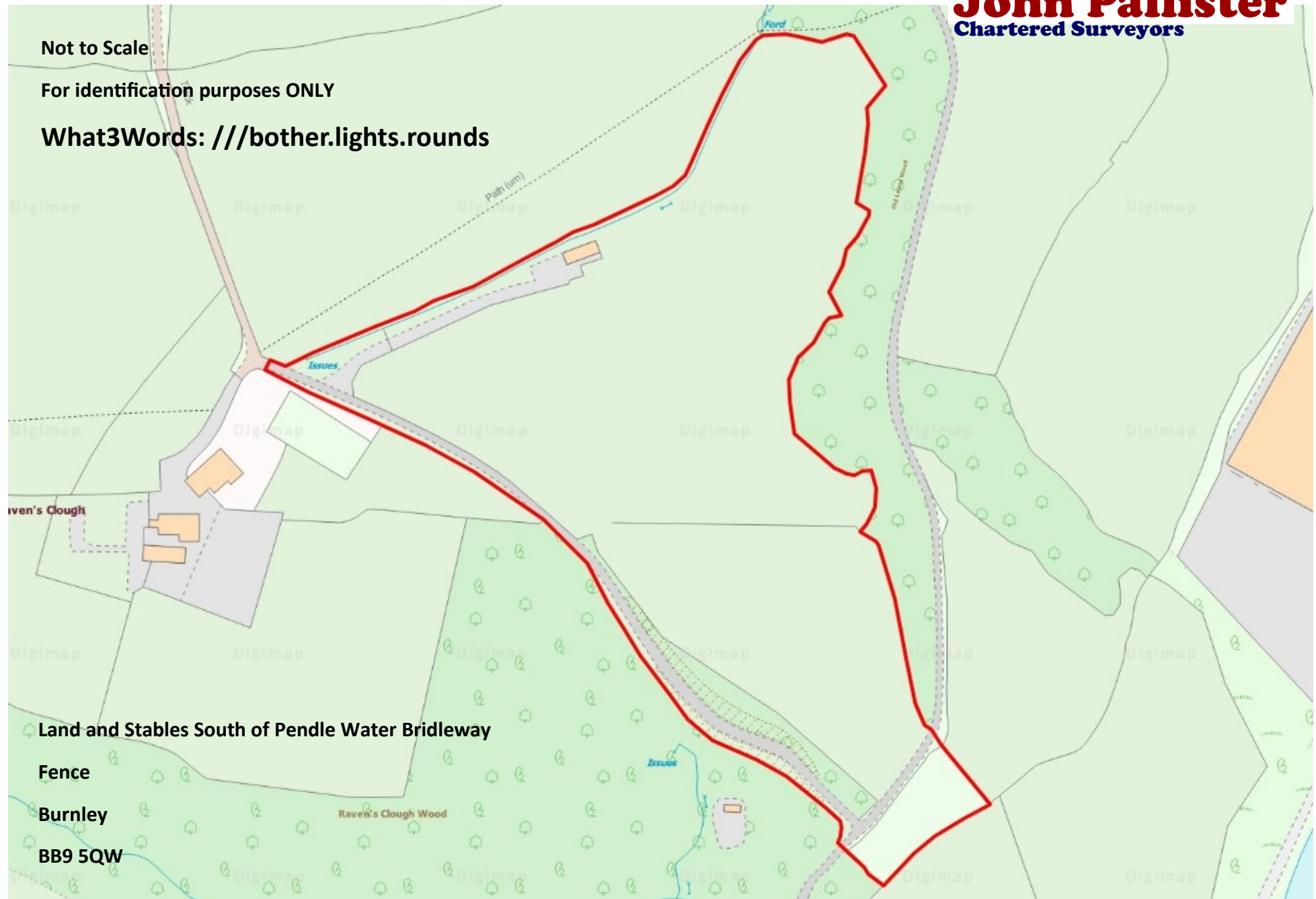


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Not to Scale

For identification purposes ONLY

What3Words: ///bother.lights.rounds



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.

