



**Land off Pad Cote Lane
Cowling**

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Cowling, BD22 0FA

C. 5.21 acres (2.11 hectares)

Guide Price: £80,000

DESCRIPTION

Located southwest of Cowling village, the land off Pad Cote Lane is a desirable block of productive meadow extending to approximately 5.21 acres (2.11 hectares). Access is directly from Pad Cote Lane which is easily accessible from the A6068.

BOUNDARIES & SERVICES

The land is enclosed by drystone walls and does not have a mains water supply or natural source. We understand there is a trough situated on the land that has historically been filled manually.

A redundant pumping station is located in the northeast corner. The station is in third party ownership and is fenced off with separate roadside access.

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. It is understood that there are no known wayleaves, easements, or rights of way over the land but interested parties should check this as part of their due diligence.

TENURE

The land is held freehold and vacant possession will be granted on completion of the sale.

VIEWING

Viewing is strictly by appointment only, please contact the selling agent to arrange this. Viewing is entirely at your own risk.

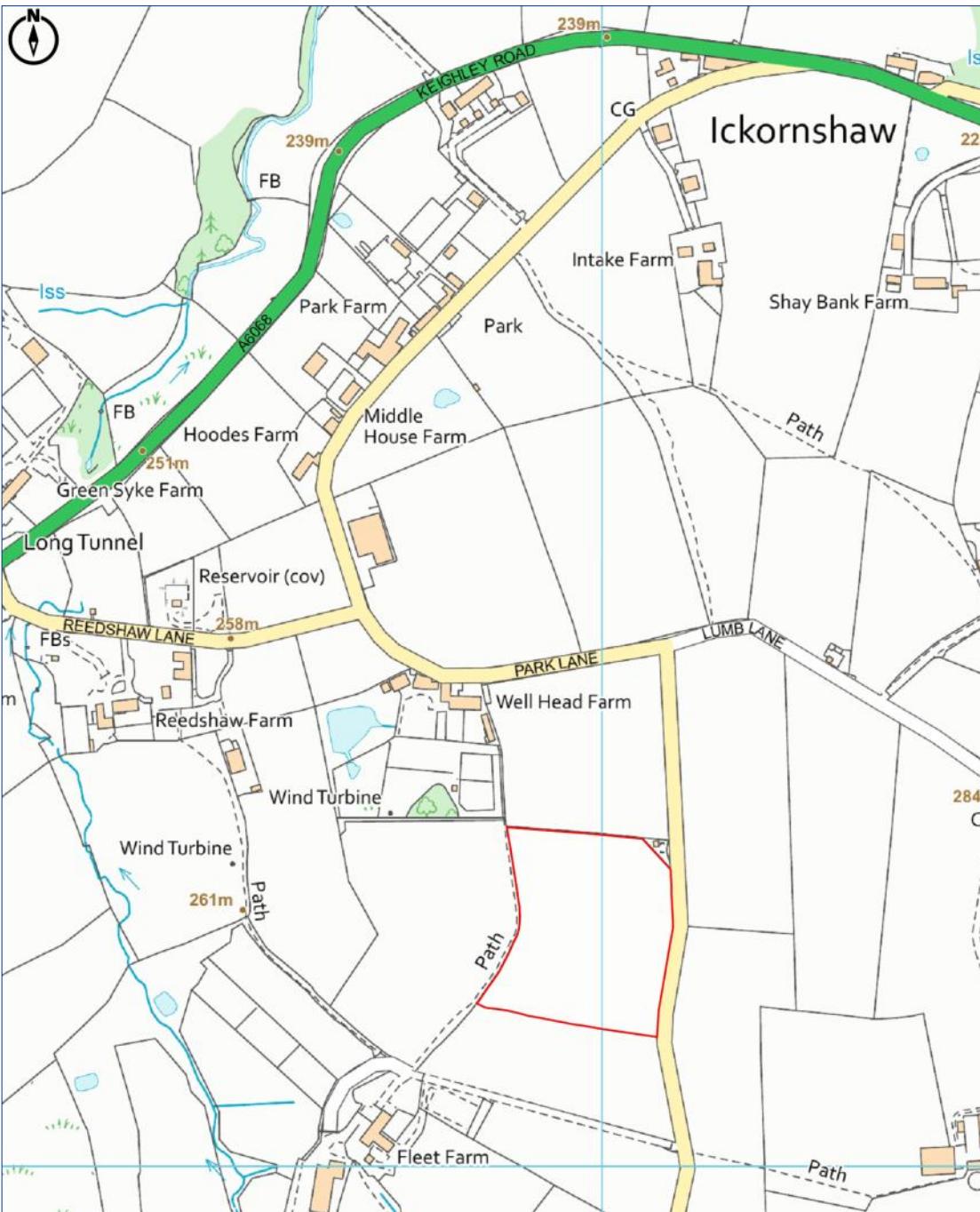
WHAT 3 WORDS

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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 at any stage during the marketing process. To make an offer or raise any queries, please speak to Owain Turvill on 01756 692900 or by email:

owain.turvill@wbwsurveyors.co.uk



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.