

John Pallister
Chartered Surveyors



Offers Over: £575,000

Land and Buildings on the South Side of Cowling Hill Lane,
Cowling, BD22 0LN

www.pallisters.co.uk

www.pallistersproperty.co.uk



The Coach House
28 Duck Street
Clitheroe
BB7 1LP

Tel: 01200425697

Email: info@pallisters.co.uk

Approximately 43.1 acres of sound upland pasture with direct roadside access, together with three agricultural buildings extending in total to approximately 6,000 sq ft in total. The buildings are centrally positioned and offer a range of future opportunities, from continued agricultural use to potential business or residential development, subject to the necessary consents.

Boundaries and Services

The land is enclosed by a combination of dry stone walls and post-and-netting fencing along the boundary. It benefits from a natural water supply for agricultural use only, and the buildings are connected to mains electricity. Please note that these services have not been tested in connection with the sale, and prospective purchasers must satisfy themselves as to their condition.

Rights of Way, Easements & Wayleaves

The property is sold subject to all 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 subject to a Higher Level Stewardship (HLS) agreement, with a further 5.5 acres of woodland under a Forestry Scheme. Additional details can be provided by the agent upon request.

Access

The land benefits from roadside access off Cowling Hill Lane.

Overage Clause (in essence)

The sale will be subject to an overage clause. If planning permission for development is granted within 25 years of the completion date, the vendors (and their successors in title) will be entitled to 30% of any increase in value attributable to that planning permission. This overage clause will not apply to any development from an application made by the purchasers resulting in the provision of a single home for the sole occupation of the purchasers (and his/her family) made within 10 years of the purchase.

Viewing

The land is available for viewing within daylight hours and with a copy of these sale details to hand. Viewings are entirely at your own risk.

Enquiries

The land is being offered for sale by Private Treaty. All offers should be submitted to our office in writing or sent via email to info@pallisters.co.uk

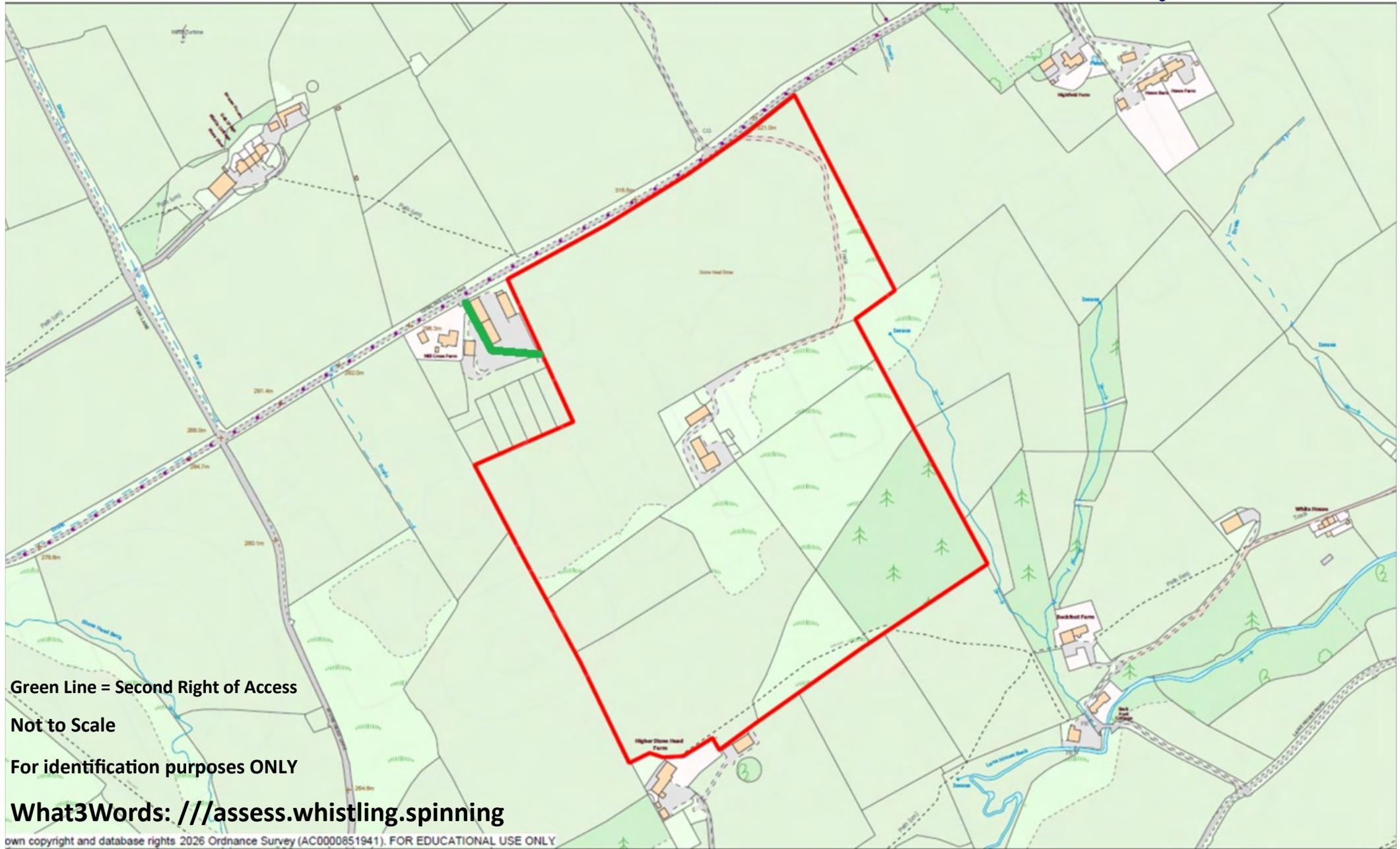
For further information or any enquiries, please contact the agents on **01200 425697**.

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



Green Line = Second Right of Access

Not to Scale

For identification purposes ONLY

What3Words: ///[assess.whistling.spinning](https://www.what3words.com/assess-whistling-spinning)

own copyright and database rights 2026 Ordnance Survey (AC0000851941). FOR EDUCATIONAL USE ONLY

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.

