

BANKS

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Land at Back Commons, Clitheroe, Lancashire, BB7 2DX

For Sale by Private Treaty

Guide Price: £100,000



An excellent opportunity to acquire a parcel of agricultural land with development potential (Subject to Planning) extending to circa 3.22 acres (1.30 hectares) or thereabouts. The Subject Property is located close to Clitheroe Town Centre. The land is anticipated to be of interest to agricultural, equestrian, developers and amenity purchasers.

Location

The land is located at the west of Clitheroe Town Centre, with Waddington to the north. The land is located adjacent to the recently developed Waddow Heights Development whilst also being situated close to schools, amenities, and transport links.

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Description

The land comprises a good quality, productive agricultural grassland parcel with a stock proof fence around the perimeter of the site and a mixture of mature hedgerow and trees on the boundaries. The subject property is located 80m above sea level. The land could offer significant development value for a prospective purchaser.

Land Grade

The land is designated as Grade 3 on the Agricultural Land Classification Map for England and Wales.

Soil Type

According to Soilscales, the land is made up of Slowly permeable, seasonally wet, acidic, loamy and clayey soils.

Method of Sale

The land is offered for sale by private treaty.

Tenure

The property is offered freehold with vacant possession available immediately.

Grants & Subsidies

There are no Basic Payment Scheme entitlements included in the sale. According to Magic Maps, there are no current environmental stewardship agreements in place. It is considered that an incoming purchaser may wish to explore such an arrangement, we can advise accordingly.

Rights of Way, Wayleaves & Easements

Back Commons Lane has a public footpath which runs along it, and through the bottom corner of the field parcel in question. The land is sold with the benefit of all existing rights of way, wayleaves and easements.

Planning

The site represents a potential future development opportunity given its proximity to the Waddow Heights development.

Services

Interested parties should make their own enquiries into the provision of services.

Local Authority

The property lies within the administrative district of Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or agent offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: luke@banks-surveyors.co.uk

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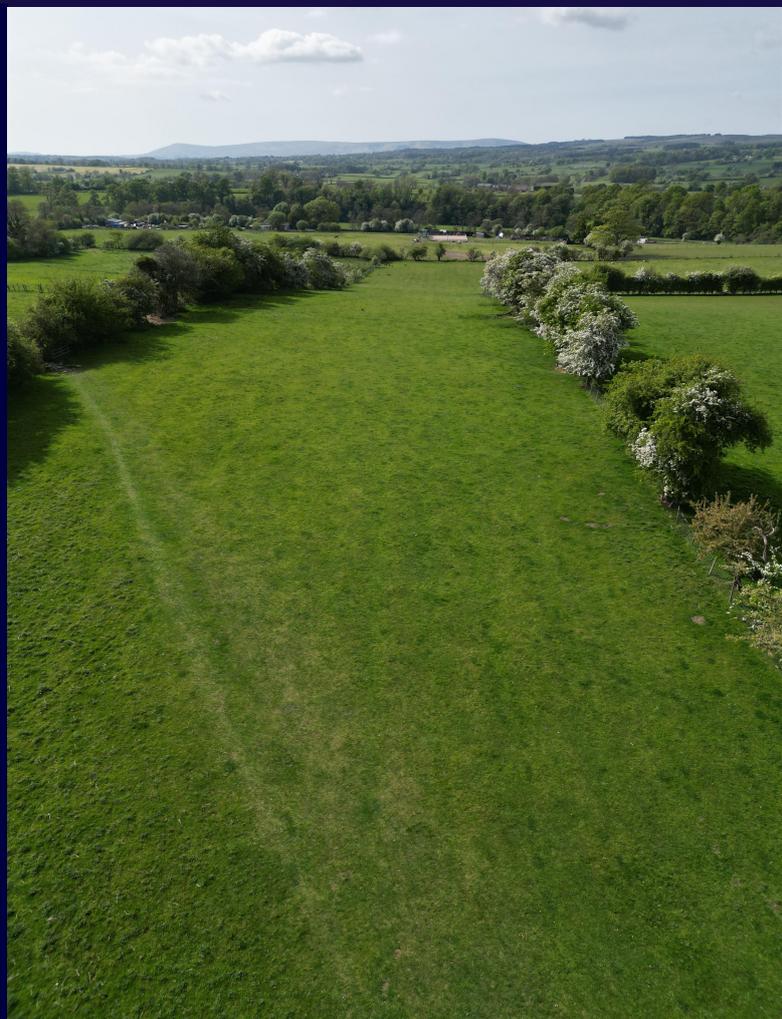


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