

FOR SALE

10.1 Acres (or thereabouts) of Land

West Lynn, Colne, BB8 9QW

Guide Price £75,000



Description

A productive block of mainly flat grassland comprising 10.1 acres or thereabouts. The property lies in a useful location and benefits from natural water. Access is taken directly from Barrowford Road and is marked by our For Sale Boards.



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



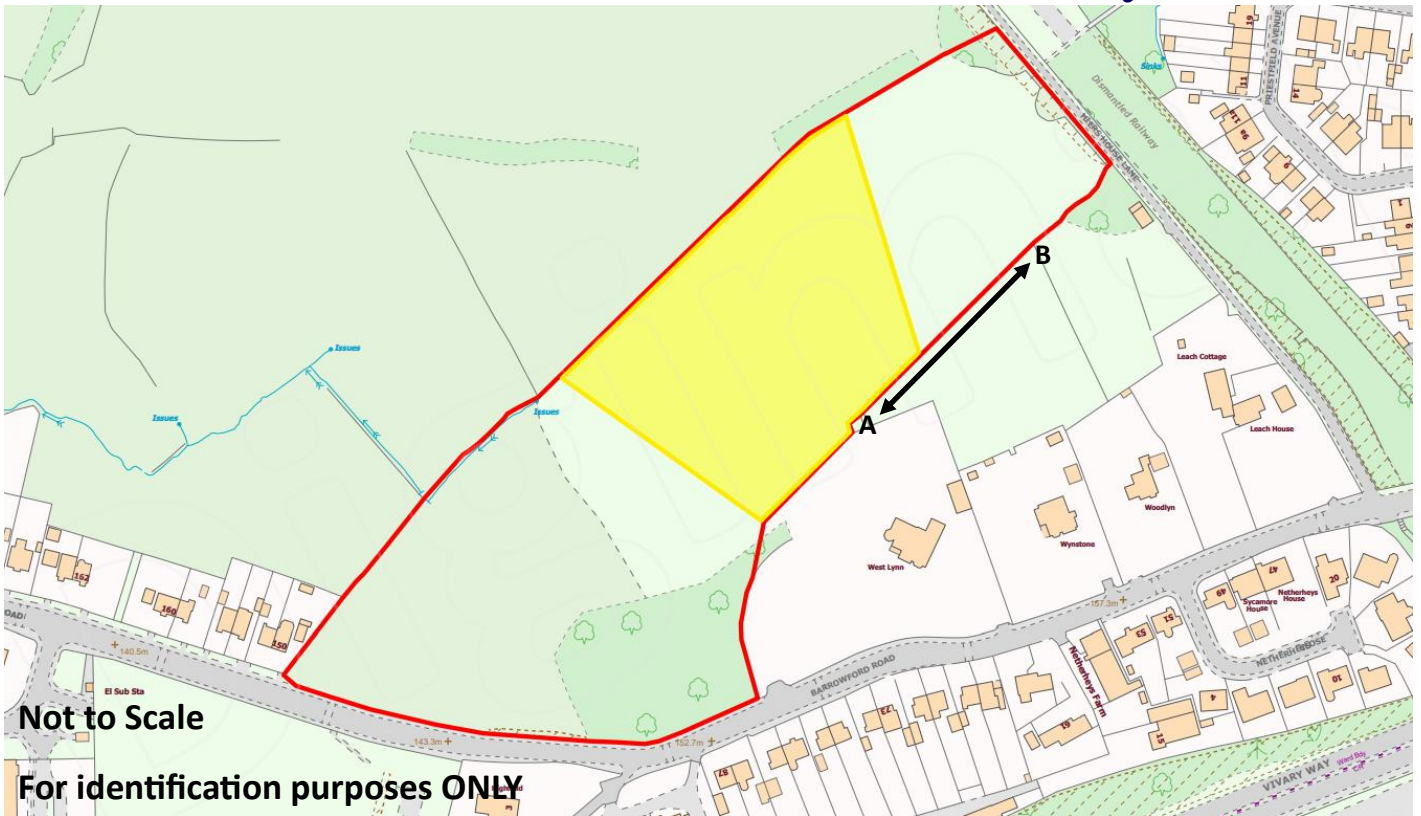
Tel: 01200425697

Email: info@pallisters.co.uk

www.pallisters.co.uk

www.pallistersproperty.co.uk





Tenure

The land is sold Freehold, subject to a grazing agreement due to expire 31st October 2022

Rights of Way, Easements and Wayleaves

The property is sold with the benefit and subject to all existing Rights of Way Easements and Wayleaves. The purchaser of the land will be responsible for the erection and maintenance of a stock proof fence marked A to B on the plan.

Method of Sale

For sale by Private Treaty. Prospective purchasers should complete the attached offer form and return it in the marked envelope to the agents or by email cjp@pallisters.co.uk.

Restrictive Covenants

There will be a restrictive covenant against any development over the area marked approximately in yellow on the plan

Viewings

Viewings in reasonable daylight hours with a copy of these particulars to hand. Please close all gates and respect any stock on site.

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.

OFFER FORM

TO BE RETURNED TO THE AGENTS or by email cjp@pallisters.co.uk

LAND AT HEIRS HOUSE

COLNE

BB8 9QW

I,.....hereby offer (subject to contract)

The sum outlined below for the land described in the sale particulars.

£.....

If my offer is accepted, I will provide evidence to the Vendors, or their Agents, that I am in a suitable position to undertake and complete the arrangement within an early (or agreed) timescale. I understand that if I am unable to satisfy the Vendor in those matters, the arrangements to sell the property will be negotiated with other interested parties. I also hereby give consent for my Solicitor (as set out below) to discuss in full the proposed purchase with John Pallister Ltd. or the Vendor's Solicitor.

SIGNED:

Print Full Name:

Address:

Tel:

E-Mail:

My Solicitor is:

Address:

Telephone:

Mobile No:

- Please confirm how you intend to fund the purchase: i.e. cash purchase, loan or other method:
- Please confirm whether or not your offer is reliant on the sale of other property, and if so the current progress of that sale: