

FOR SALE

John Pallister
Chartered Surveyors



Land off Lynwood Road, Huncoat, BB5 6ET

Development and Environmental Opportunities available, subject to the relevant consents

Offers Over £60,000

www.pallisters.co.uk

www.pallistersproperty.co.uk



The Coach House
28 Duck Street
Clitheroe
BB7 1LP

Tel: 01200425697

Email: info@pallisters.co.uk

A rare opportunity to acquire a former quarry site offering grazing and considerable future planning and development potential, subject to obtaining the relevant consents.

Description

Formerly part of the historic Huncoat Brick Works, the land and disused quarry extends to approximately 2.3 acres and benefits from a private access, roadside frontage and far-reaching views.

Boundaries and Services

The site is predominantly enclosed by post and netting fencing with Purchasers noting that stockproof fencing between points A, B and C will require erecting by the purchaser within 8 weeks of completion. Services are not currently connected to the site, although nearby connections are understood to be available. Purchasers must make their own enquiries.

Rights of Way, Easements & Wayleaves

The land is sold subject to all existing wayleaves, easements and rights of way, whether specifically referred to in these particulars or not. Prospective purchasers should note that two overhead electricity lines cross the site.

Environmental Schemes

The land will be free of any environmental scheme upon completion of any sale.

Mineral and Sporting Rights

The property is sold subject to all existing mineral and sporting rights, where available.

Tenure

The land is offered freehold with vacant possession.

Access

The land benefits from a private access off Lynwood Road.

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

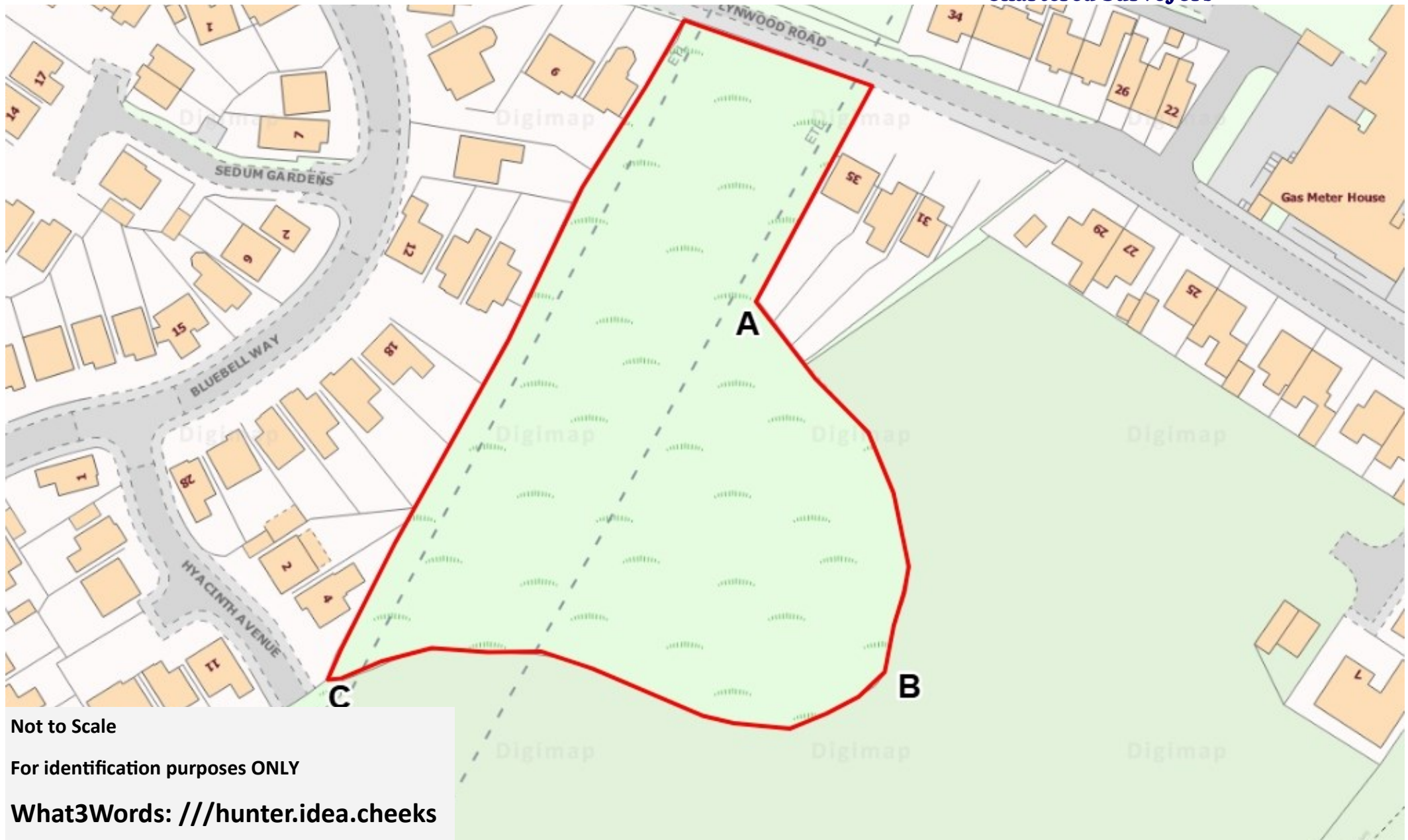
The property is available for purchase by Private Treaty. All offers are to be submitted in writing to our office, either by post or by email to info@pallisters.co.uk.

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



Not to Scale

For identification purposes ONLY

What3Words: [///hunter.idea.cheeks](https://www.what3words.com/#!/hunter.idea.cheeks)

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.