

FOR SALE

John Pallister
Chartered Surveyors



Land on East side of Kings Highway , Huncoat

Approximately 30 acres of Pasture Land.

Guide Price £180,000

www.pallisters.co.uk

www.pallistersproperty.co.uk



The Coach House
28 Duck Street
Clitheroe
BB7 1LP

Tel: 01200425697

Email: info@pallisters.co.uk

An opportunity to acquire approximately 30 acres of upland pasture off the Kings Highway, Hapton.

Description

The land comprises a block of undulating upland pasture, extending to approximately 30 acres, ideal for grazing or environmental purposes. The land lies in the region of 342m above sea level and is designated as Grade 5 on the MAFF land classification maps.

Boundaries and Services

The site is enclosed in traditional drystone walls with the disused reservoir being fenced off with post and netting fencing.

Access

The property is accessed via a rough track leading off the Kings Highway, marked by our "For Sale" board and a green dashed line on the attached plan.

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. We understand there is no public access available.

Environmental Schemes

The land is not included within any environmental schemes and provides a blank canvas for those interested in environmental offsets.

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.

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. Please respect all livestock and ensure gates remain closed. Be aware cattle may be grazing in the field.

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**.

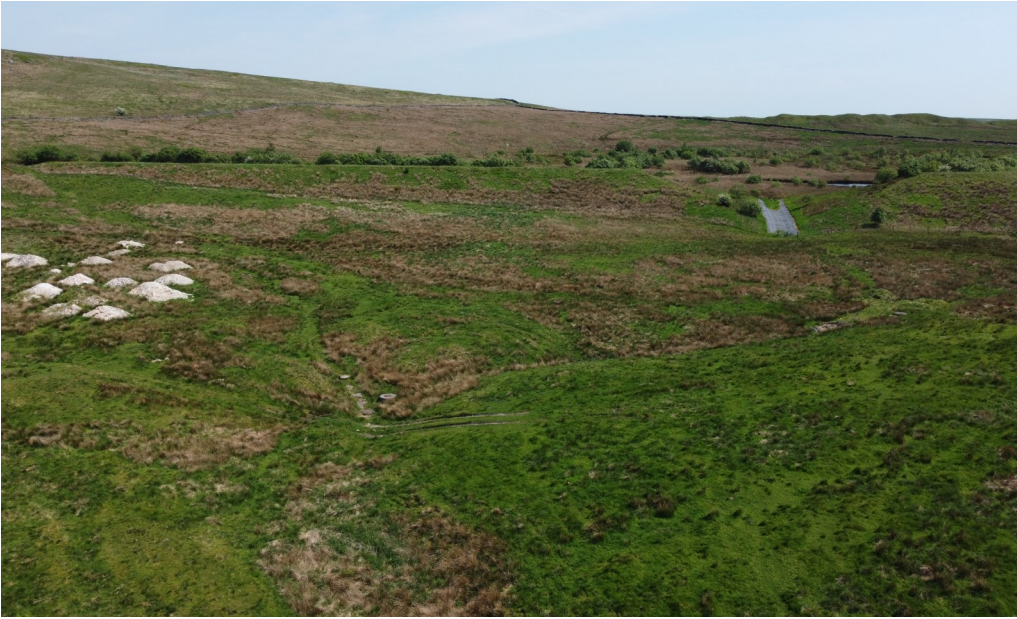
John Pallister Chartered Surveyors

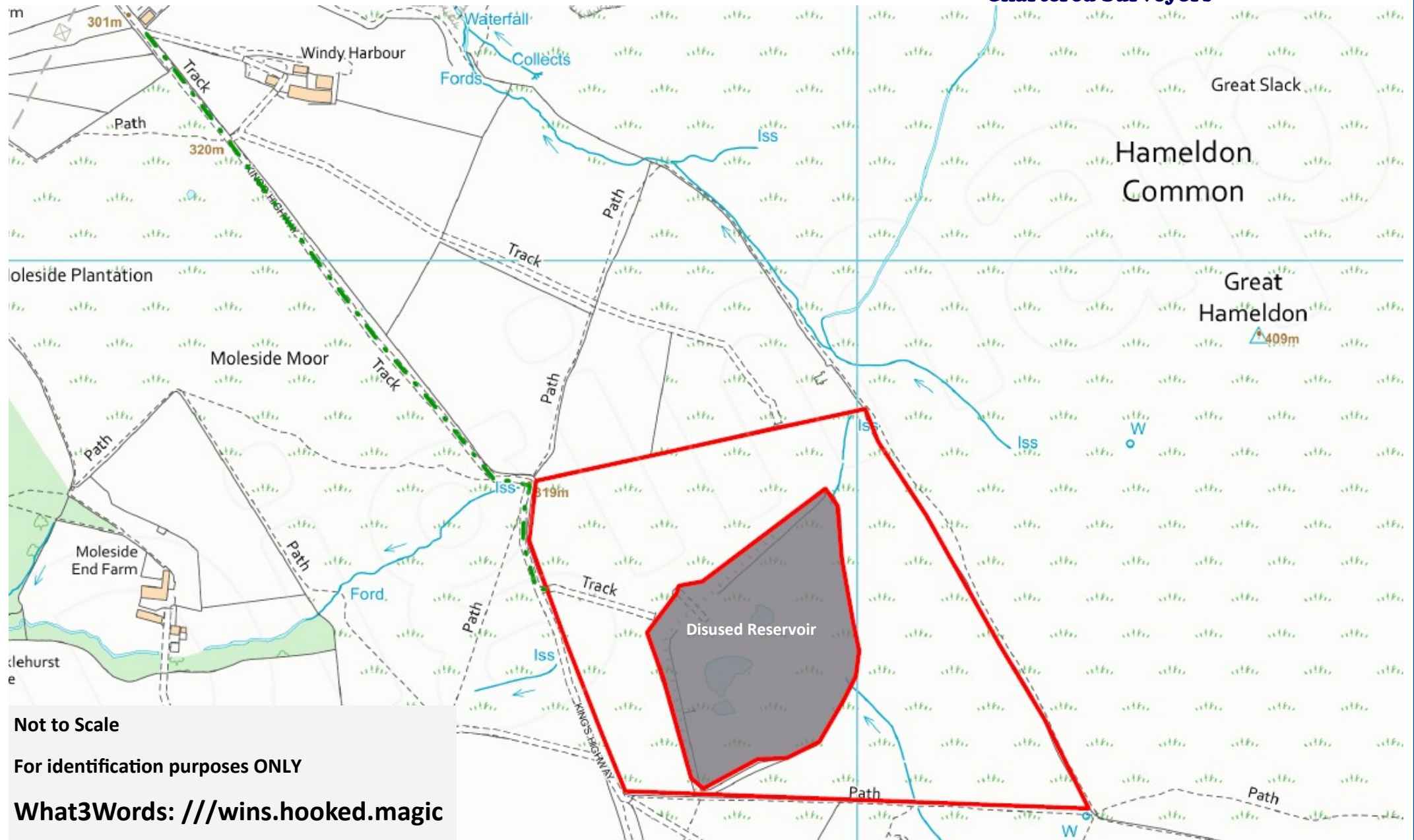


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Not to Scale

For identification purposes ONLY

What3Words: [///wins.hooked.magic](https://www.what3words.com/#!/wins.hooked.magic)

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.