



Land, at South side of Old Clitheroe Road, Dutton  
£200,000





## Land, at South side of Old Clitheroe Road

Dutton

CONTACT US ON 01200 438 111 TO ARRANGE A VIEWING

Land comprising 20.3 acres (8.22ha) or thereabouts, located between Longridge and Hurst Green, in Dutton, Ribble Valley. The land is accessed off Old Clitheroe road and is currently made up of two fields, encompassed in a newly erected post and wire fence and dry stone wall along the southernmost boundary. Gated access from the public highway and one field benefitting from spring access.





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## General Information

### Basic Payment Scheme (BPS)

The land has previously been registered with the Rural payments agency. Scheme now expired.

### Countryside Stewardship Schemes / SFI

We are not aware of any Countryside Stewardship Scheme (CSS) or Sustainable Farming Incentive (SFI) agreements in operation over the land.

### Conservation area/AONB

The land falls within Forest of Bowland AONB.

### Tenure

The property is to be sold Freehold with vacant possession on legal completion.

### Sporting and Mineral Rights

The sporting and mineral rights are believed to be held in hand and included in the sale in so far as they are owned.

### Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

### Services

We are not aware of any mains services connected to the land. A natural spring supply currently provides water to the upper field.

### Boundaries

The Vendor will only sell such interests as they have in the boundary hedges, fences and walls.







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### Plans, Areas and Schedules

These are based on Land Registry records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.

No warranty of accuracy of information or details can be given.

### Local authority

Ribble Valley Council

DISCLAIMER NOTICE: PLEASE READ: Field and Stone Estates gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither Field and Stone nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property.













## Field & Stone

Halls Arms Business Centre, Clitheroe Road, Preston – PR3 2XR

0 777 217 7884

[info@fieldandstone.uk](mailto:info@fieldandstone.uk)

<http://fieldandstone.uk>



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