



**49.48 acres of Land including Barn off Tinklers Lane**  
Slaidburn, Nr Clitheroe, Lancashire, BB7 4TP

INGHAM & YORKE  
Chartered Surveyors & Land Agents



**Guide Price: £385,000**

**For Sale by Informal Tender**

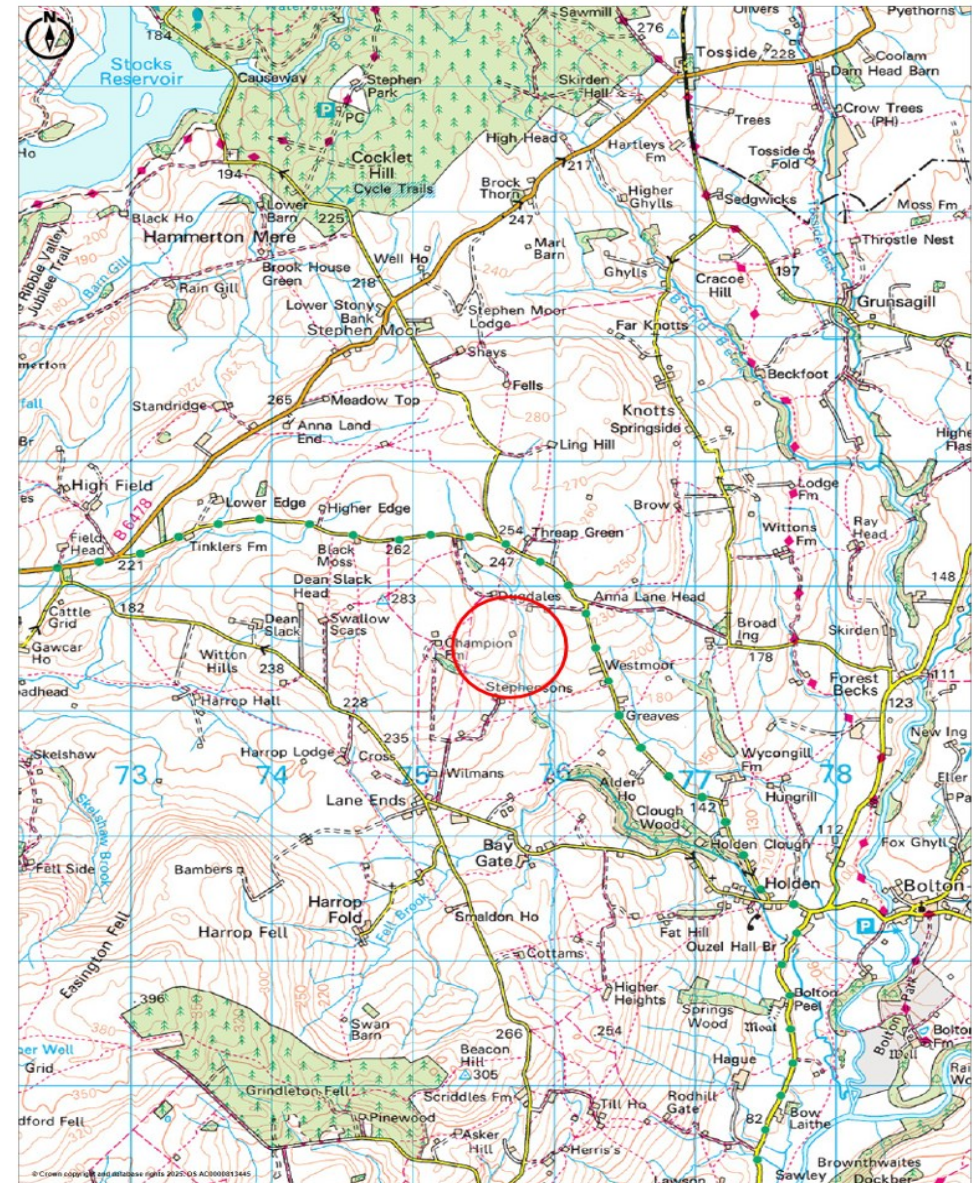
**Tender Deadline: 12pm Wednesday 14th May 2025**

**Available as a whole**

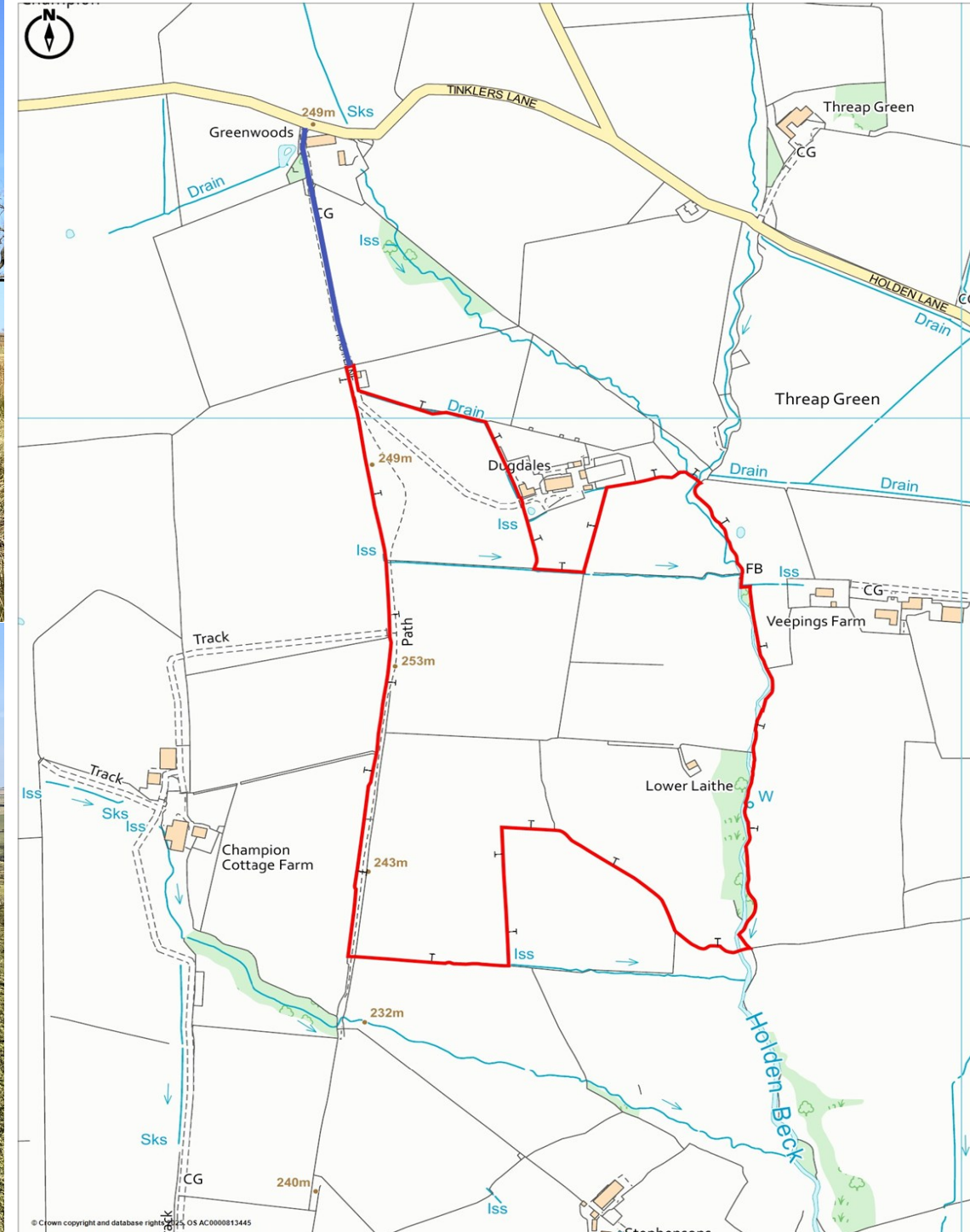
Land off Tinklers Lane extends to 49.486 acres (20.02 ha) or thereabouts of predominantly pasture land, including Lower Laithe, a detached outbarn constructed of stone under pitched slate roof.

The land benefits from direct access down a shared tarmac track off Tinklers Lane and comprises Grade 4 and 5 agricultural grassland split into numerous parcels by a mix of stock net fencing and dry stone walls, as well as a small stand of mature broadleaf trees adjacent Holden Beck. The land is relatively level in nature and benefits from natural water supplies. The land is located to the east of the village of Slaidburn.

Land in this location is not regularly being offered to the market and this is a rare opportunity to purchase a substantial block of land benefitting from a traditional stone barn.









### Background Information

**Access, Easements and Wayleaves:** The land is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

Specifically, the land and barn will benefit from a Right of Access over the access road shown blue on the site plan. The purchaser will be responsible for maintenance contributions regarding the repairs and maintenance of this access road as per user.

**Agricultural Subsidies, Grants and Stewardship:** It is understood that the land is currently within an Entry Level plus Higher Level Stewardship Agreement. The outgoing tenant will be required to submit a Land Transfer and Amendment Form upon completion of the sale of the property to remove this land from their agreement.

**Boundaries and fencing obligations:** Purchasers are to satisfy themselves of the condition of boundaries and fencing obligations. Where known, boundary responsibilities are denoted with an inward facing 'T' mark.

**Health and Safety:** Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land. Do not climb gates or fences. Please be mindful in any field with livestock present. Do not enter neighbouring fields. Do not take dogs when viewing the land.

**Local Authority:** Ribble Valley Borough Council, Clitheroe BB7 2RA. Tel: 01200 425111

**Method of Sale:** The property is for sale by Informal Tender and the vendor reserves the right to alter or divide the property or withdraw the whole or any part of the property in these particulars at any point in time. They also reserve the right not to accept the highest or any tender received. Prospective purchasers should make their own decision as to the amount of their bid, either for individual lots, or for the whole. The Guide Price figures are for guidance only. Interested purchasers should complete the tender form attached to these particulars and return to Ingham & Yorke, Brookside Barn, Downham, Clitheroe, BB7 4BP in a plain envelope clearly marked 'Land off Tinklers Lane' by **12PM on Wednesday 14th May 2025**.

**Sporting Rights:** Sporting rights over the land are included within the sale.

**Money laundering regulations and compliance:** The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving licence) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their tender.

**Plans, areas and schedules:** Plans provided in these particulars are based on Ordnance Survey, Pro-map and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

**Services:** The land and barn are not connected to any mains services. Please note that no services (if present) have been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves as to the presence and working condition. We are aware the land benefits from natural water via Holden Beck and other smaller water courses.

**Title & Tenure:** The property is for sale freehold with vacant possession upon completion.

**Viewings:** These are authorised on foot during daylight hours with a copy of these particulars to hand. Access by vehicles is strictly prohibited and the health and safety procedures outlined above should be adhered to at all times.

*Subject to Contract*

*Photos taken February 2025*

**Ingham & Yorke LLP** for themselves and as agents for the vendors or lessors of this property give notice that:

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.

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