



TO LET - Productive Land

Pt. Townhead Farm, Chatburn, Lancashire (18.39 acres)

INGHAM & YORKE

Chartered Surveyors & Land Agents

To Let by Informal Tender as a whole

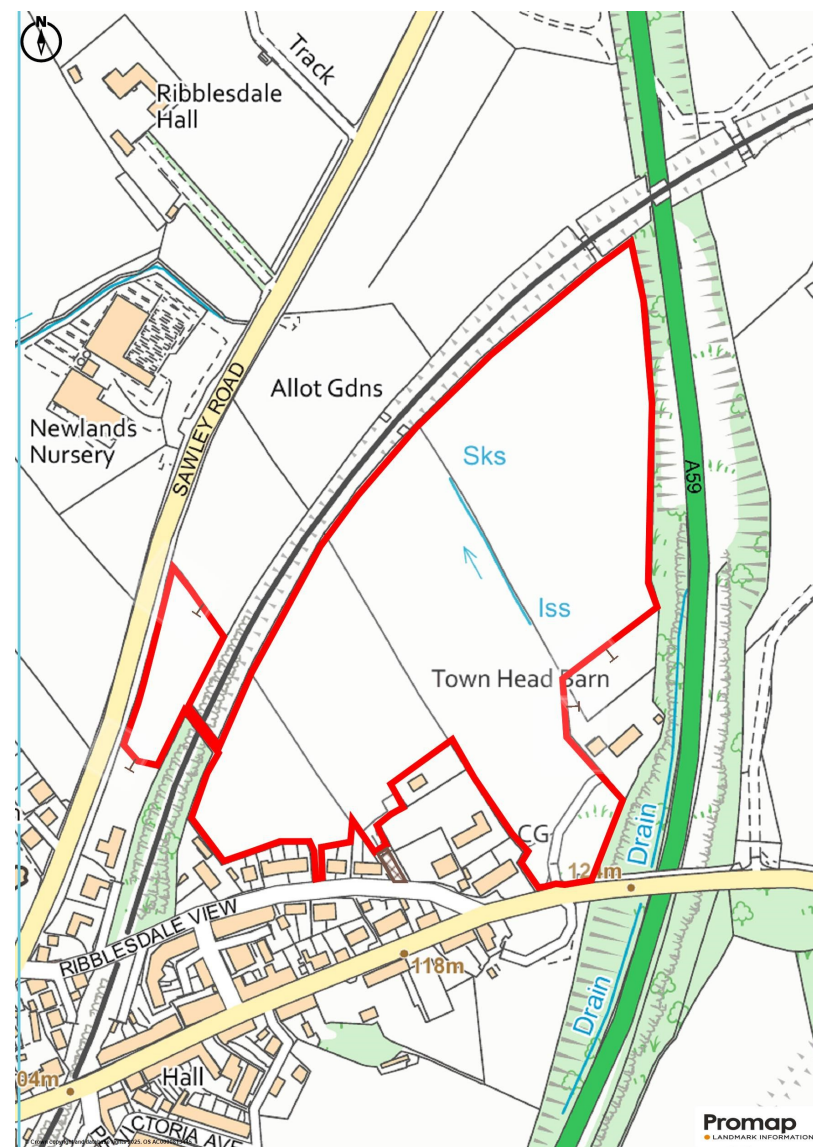
Tender Deadline: 12pm Friday 6th June 2025

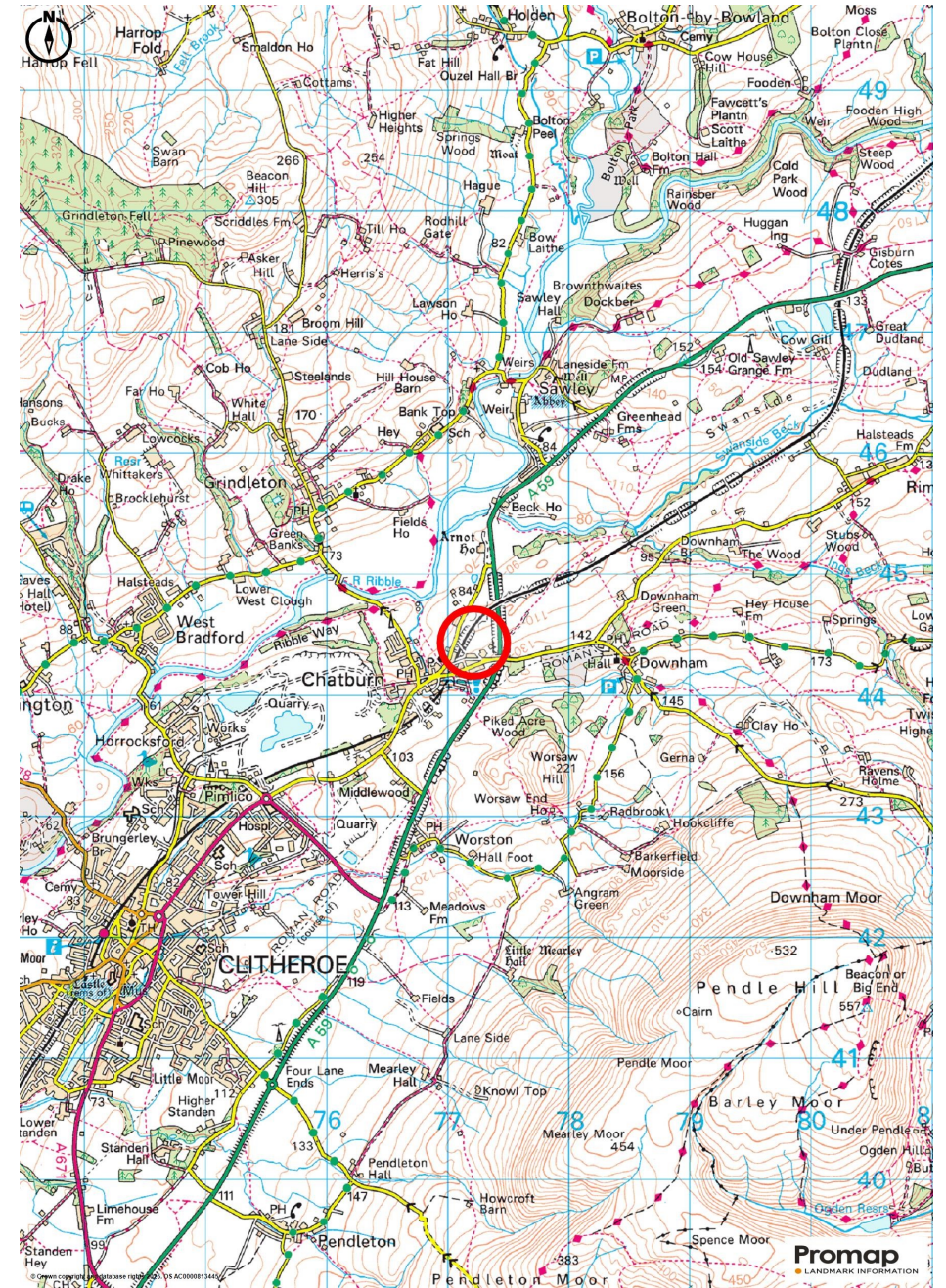
General description

Pt. Townhead Farm forms part of the Downham Estate and extends to 18.39 acres (7.448 ha) or thereabouts of productive grazing land, benefitting from direct access from Ribblesdale View, Chatburn, and divided into a series of convenient parcels by a mix of traditional fencing, stone walls and hedgerows. There is a crossover bridge across the railway to a small parcel adjacent to Sawley Road.

The land comprises Grade 3 agricultural grassland and is relatively level in nature, benefitting from a metered trough water supply. There are three access points, two of which are shared with adjacent residential properties. The land is located to the northeast of the village of Chatburn.

This is a rare opportunity to let a useful block of land in a convenient location.





Background Information

Agricultural Subsidies, Grants and Stewardship

It is understood that the land is not subject to any subsidies, grants or stewardship schemes.

Boundaries and fencing obligations

Applicants are to satisfy themselves of the condition of boundaries and fencing obligations. The Tenant is to maintain stock proof boundaries throughout the duration of the tenancy.

Conditions of Tender

The Landlords do not bind themselves to accept the highest or indeed any tender. The decision of the Landlord is final and binding.

Fees

There will be a fee of £450 + VAT payable by the incoming tenant for preparation of the Farm Business Tenancy Agreement.

Further Information

Further information is available from the Agent, Ingham & Yorke LLP by contacting Miss Ella Mounsey, emounsey@inghamandyorke.co.uk (01200 423655)

Health and Safety

Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land. Do not climb gates or fences. Do not enter any field with livestock present. Do not enter neighbouring fields.

Location

The land is situated off Ribblesdale View on the outskirts of Chatburn. Postcode BB7 4BB.

Plans, areas and schedules

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

Rights, Easements and Wayleaves

The letting is made subject to all existing rights and easements.

Tender

Tenders are to be received no later than 12 noon on Friday 6th June 2025. All documentation should be submitted to: Ingham and Yorke LLP, Brookside Barn, Downham, Clitheroe, Lancashire, BB7 4BP in a plain envelope clearly marked '**Land at Pt. Townhead Farm**'.

Term

The letting will be on a three year Farm Business Tenancy with the start date to be agreed on the acceptance of a tender.

Viewing

Viewings can be carried out unaccompanied on foot only and during daylight hours provided the individual is in possession of a set of the letting particulars. Please be respectful of neighbouring properties. Access by vehicles is strictly prohibited and the health and safety procedures outlined should be adhered to at all times.

Rent

The rent should be tendered for on a pounds per annum basis with the rent under the Farm Business Tenancy to be paid half yearly in advance on the Downham Estate's Rent Days in May and November.

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 be 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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