

Land opposite Brockhall Village Old Langho Road, BB6 8AW
£200,000



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****PLEASE USE THE ATTACHED TENDER FORM TO SUBMIT YOUR BEST AND FINAL OFFER BY 30.05.2025 AT 12 NOON****

A lovely and largely flat meadow in a beautiful location with extensive views over to Pendle Hill. With good roadside access via two separate gateways, the field lies two minutes walk from the main Brockhall Village entrance.

The land extends to 9.74 acres (3.942 ha) with a small paddock which is fenced off separately housing a timber built stable block (8m x 4.2m 26'3 x 14') comprising two stables and a tack room. There is also an existing planning consent for a further stable building - Planning Application Number - 3/2023/0291 which can be viewed on the planning portal of Ribble Valley Borough Council.

There are no public rights of way over the land and all the boundaries are generally well fenced and stock proof. A stream flows east/west near to the Southern boundary which provides a reliable natural water supply to the land. No other services are connected.

The land is down to permanent pasture and is in good heart. It has only been lightly grazed over the last ten years or so.

A perfect equestrian paddock in many ways, or would easily adapt to create a lovely bit of 'The Good Life' in this beautiful corner of England.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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