

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



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****AGRICULTURAL / GRAZING / LEISURE PURPOSES ONLY - NO RESIDENTIAL PLANNING CURRENTLY****

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.



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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