

Land off Old Langho Road, Blackburn, BB6 8AW
£250,000

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The land is a hidden gem and suitable for agricultural equestrian uses or for the enhancement / creation of wildlife habitat. The land extends to 16.113 acres (6.529 ha).

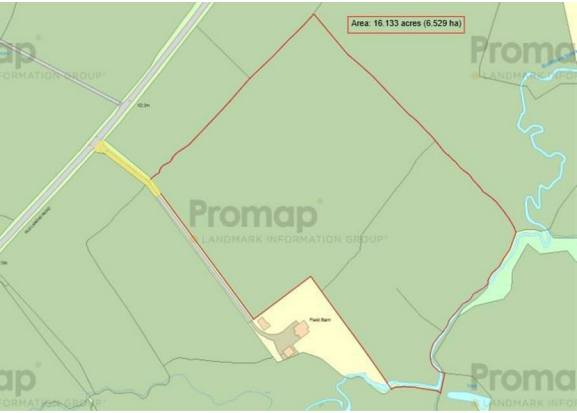
Access is via a short, shared hardcore driveway from the highway. Rights of access for all purposes and an easement for all services exist within the deeds.

Generally flat, mowable grassland across its entirety, it is surrounded largely by open fields with views over to the south and towards Pendle Hill.

The land has been owned by the vendors for over 10 years and no fertilisers have been used, nor any activities undertaken, on it during this time. As such, there is already an abundance of wildlife evident on the land.

There is a stream running along the southern boundary, providing a reliable source of water throughout the year.

Easements



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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