



Land at Bank House Farm

Hawkshaw, Bury, BL8 4JU

P Wilson & Company
Chartered Surveyors

Particulars of sale



The land at Bank House Farm extends to approximately 134.3 acres of gently sloping meadow and pasture on the edge of Hawkshaw Village, approximately 230 metres above sea level. With far-reaching countryside views, the land is accessed via a central roadway and lies in a peaceful yet accessible rural setting.

Available as a whole or up to 4 lots

Classified as Grade 4 and 5 under the DEFRA Provisional Agricultural Land Classification, all fields are down to grass, used for grazing and occasional mowing. Lots 3 and 4 benefit from a natural brook, though no mains services are connected. The land suits grazing, low-input livestock, or amenity use, with scope to improve the rougher ground.

Its proximity to Bury and Ramsbottom enhances its appeal to lifestyle or smallholding buyers.

Offered freehold with vacant possession, this is a rare chance to acquire versatile land in a desirable location. Further details available on request.

Lot 1:

Approximately 15.10 acres of well-maintained, productive pastureland, enclosed with post and wire fencing. This appealing parcel offers grazing and mowing opportunities.

Lot 2:

A parcel of amenity grassland extending to approximately 2.94 acres offering far-reaching panoramic views of the surrounding countryside. This attractive panel may appeal to those seeking a peaceful rural setting with potential for lifestyle use.

The Vendor will retain the small memorial site to the north west of Lot 2. The precise boundaries are to be agreed with the purchaser.

Lot 3:

A substantial block of grassland, extending to approximately 61.82 acres. The land benefits from natural water sources via a brook and is bounded by a combination of traditional stone walls and post and wire fencing. Access is provided by a stone track.

Lot 4:

A substantial block of grassland, extending to approximately 54.44 acres. The land benefits from natural water

sources via a brook and is bounded by a combination of traditional stone walls and post and wire fencing. Access is provided by the track marked brown on the sales details.

Services

The land is offered for sale with no mains water or electricity connections. Prospective purchasers should make their own enquiries as to the connection availability for mains services.

Planning

The Blackburn with Darwen Council Local Plan 2021-2037 (adopted 25th January 2024) shows the majority of the land off the sale being designated as Green Belt.

A parcel situated in the west of Lot 4 is shown to be in the Bury Local Plan as Green Belt.

Tenure

The land is offered freehold with vacant possession upon completion.

Access

Access to each lot is along the established roadway shown coloured brown on the sale plan on the reverse of these sales details. This road is a shared road with other users.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit, and subject to, all existing rights of way, covenants, easements and wayleaves and the like.

Method of Sale

The property is offered for sale by Private Treaty.

Guide Price

Lot 1 - £180,000

Lot 2 - £60,000

Lot 3 - £400,000

Lot 4 - £385,000 The Whole - £1,025,000

Viewings

The land may be viewed on foot during daylight hours with a copy of these particulars in hand. No vehicles should be taken onto the land. Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor nor P Wilson & Company offer any warranty in respect of the land, and prospective purchasers should take all reasonable precautions when viewing.

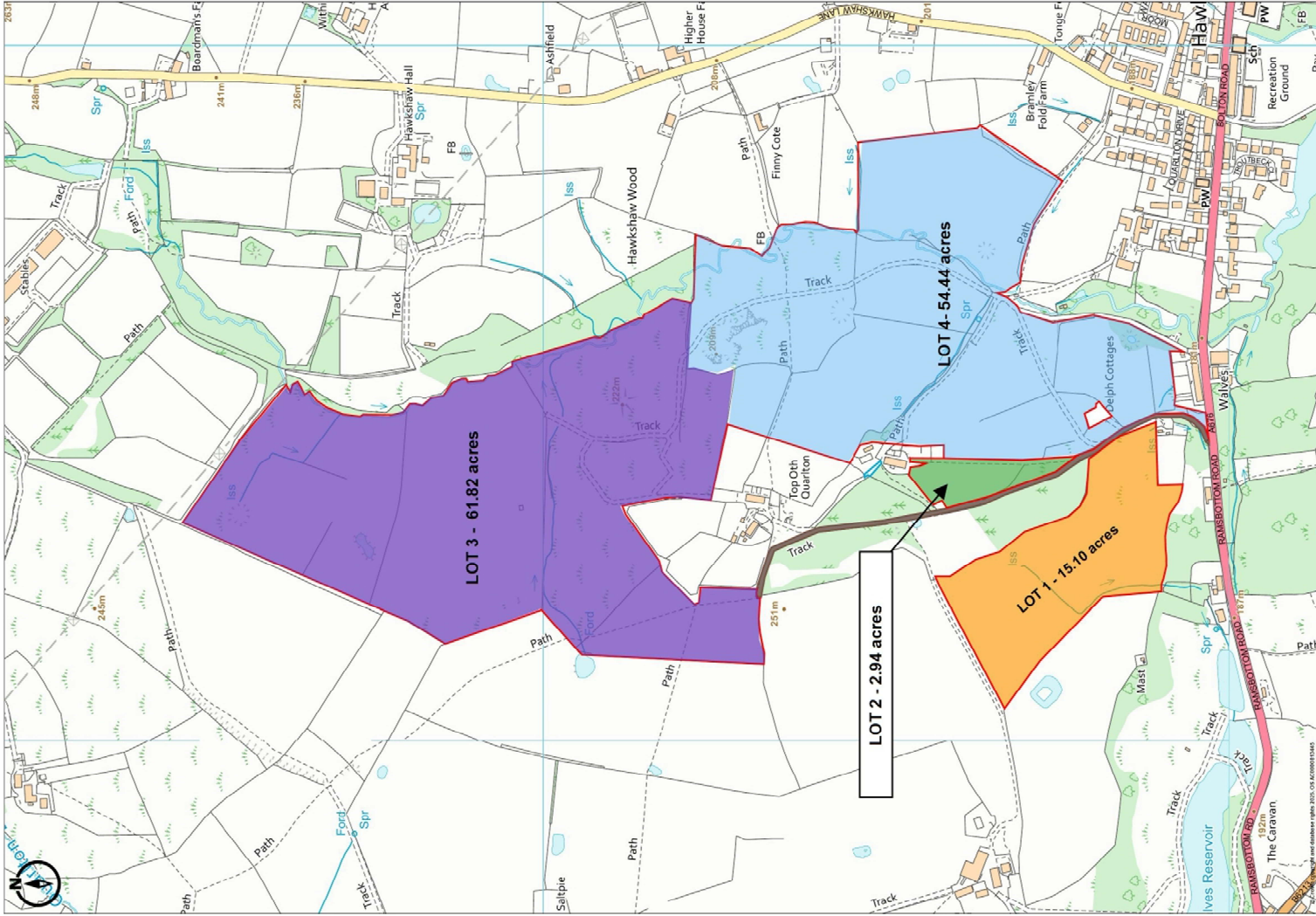
Enquiries

All enquiries should be directed to Robert Harrison or Matthew Hughes at P Wilson & Company on 01772882277 or rob.harrison@pwcsurveyors.co.uk and matthew.hughes@pwcsurveyors.co.uk

Plans

All plans are for identification purposes only. All areas have been calculated using Promap digital mapping software.





Promap
LANDMARK INFORMATION

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Plotted Scale 1:7500 Paper Size A4

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