

FOR SALE BY INFORMAL TENDER

12.2 Acres (4.93 Hectares) Agricultural Grazing/Mowing Land
Situated to the South of Daisy Brook, Thornley, Nr. Longridge, Preston, PR3 2TN
(shown edged red on the attached plan)



- A useful block of land ideal for grazing
- Within the Forest of Bowland – an Area of Outstanding Natural Beauty
 - Secluded location with access from private drive
 - Sloping north facing hillside location
 - Overlooking the Loud Valley and Chipping/Bowland Fells

SITUATION AND DESCRIPTION

A useful block of mowing/grazing land within the Chipping/Longridge Fell area within a ring fence.

LOCATION

Adjacent to New House Farm, Daisy Brook (Barn) and The Steading off Rock Brow, the Longridge to Chaigley south road and just below the summit of Jeffrey Hill on the westerly end of Longridge Fell.

SERVICES

There are no mains services currently connected to the land. Watercourses run through the land providing seasonable supply. Mains water may be available if required from the sellers retained adjoining property.

PLANNING

This land lies within open countryside and has an additional Local Plan designation as within “an Area of Outstanding Natural Beauty” (AONB).

Consequently, certain permitted development rights are not available for agricultural development/buildings.

The use of the land for leisure or tourism related activity is likely to be resisted by the Local Planning Authority – Ribble Valley Borough Council.

ACCESS

You should be aware that the access road leading to the land and the three adjoining residential properties is within third party ownership. Rights of access will be granted with a requirement for contributing to maintenance, according to the intensity of your use of the road.

SHOOTING RIGHTS & CLAY PIGEON SHOOTS

The seller will impose a personal Restrictive Covenant removing rights to shooting and the ability to allow clay pigeon shooting on the land until such time as he sells Daisy Brook Barn.

TENURE

Freehold.

PLAN

The attached plan shows the area being offered for sale edged red. A right of way will be granted over the trackway leading to entrance gates into the two fields in question.

VIEWING

At any reasonable time.

OFFERS

To be submitted in writing on the attached Form together with proof of funding and proof of offerors identity.

A useful block of agricultural land, within an Area of Outstanding Natural Beauty and enjoying particularly attractive outlooks across the valley of the River Loud towards Chipping and the Bowland Fells.

Vacant Possession on Completion

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.

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