

LAND AT RAINSBER WOOD

OIEO £200,000

Bolton by Bowland, Nr Clitheroe, Lancashire

For Sale as a Whole by Informal Tender

An opportunity to acquire approximately 25 acres (10.1 hectares) of grassland on the edge of Bolton by Bowland, with access taken off Scott Laithe Lane.

Of interest to agricultural, equestrian and amenity purchasers.

Offers to be submitted no later than **12 noon on 20 June 2025.**





Location

The Land at Rainsber Wood is set within the Forest of Bowland National Landscape, just south of the village of Bolton by Bowland, little over a mile to the east of the village of Holden, with good views towards Pendle Hill. There are good communication links to the A59.

Description

The Land at Rainsber Wood extends to approximately 25 acres (10.1 hectares) of undulating grassland. The land benefits from access via Scott Laithe Lane. The land is classified as Grade 4 under the MAFF Provisional Agricultural Land Classification.

Method of Sale, Tenure and Possession

The land is for sale freehold with vacant possession.

The land is offered for sale as a whole by Informal Tender. Best and Final Offers to be submitted no later than **12 noon on Friday 20 June 2025**. Prospective purchasers should submit a completed tender form to the selling agent Davis & Bowring in a sealed envelope marked 'Land at Rainsber Wood - Tender' for the attention of Sam Johnson.

Your attention is drawn to the Money Laundering Regulations whereby each tender should be accompanied by proof of identity of the person(s) making the tender. Further detail is provided in the tender form. The vendor has reserved the right to amalgamate, withdraw or exclude any part of the property at any time or generally amend the particulars.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed Easements and Wayleaves, whether referred to in the particulars or not.

We understand public footpaths cross part of the land.

Environmental Stewardship Schemes

The land is not within any Environmental Stewardship Schemes.

Sporting Rights

Sporting rights over the land are not included in the sale.

Timber and Mineral Rights

The Timber and Mineral Rights are included in the Freehold sale in so far as they are owned.

Local Authority

Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe BB7 2RA
Telephone: 01200 425111 Website: <https://www.ribblevalley.gov.uk/>

Services

The land has the benefit of a water supply.

Viewing

The land may be viewed during normal daylight hours, subject to any person being in possession of a copy of the sales particulars and having notified the selling agent.

Health and Safety

All viewing's are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

Directions

Access to the land is taken via Scott Laithe Lane off Gisburn Road.
Nearest Postcode: BB7 4LT
what3words: ***///attaching.launch.feeds***

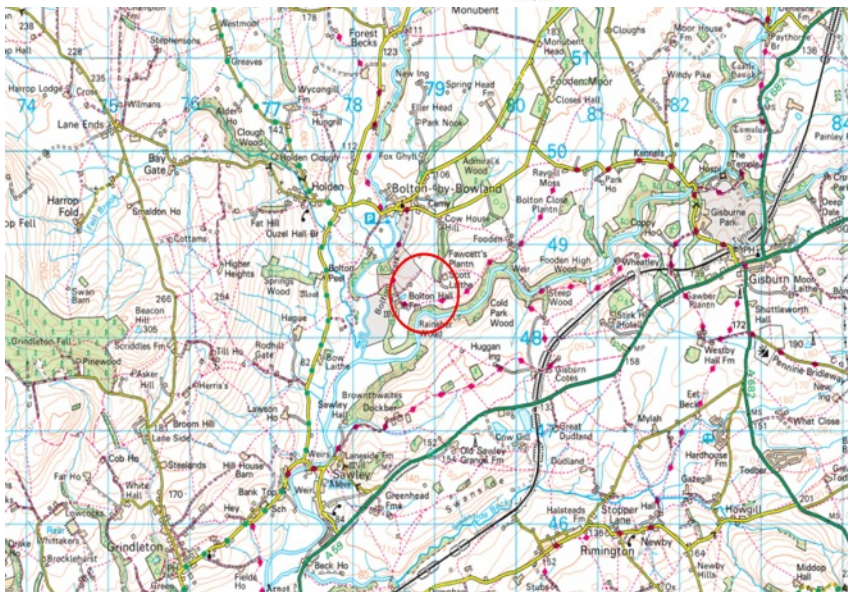
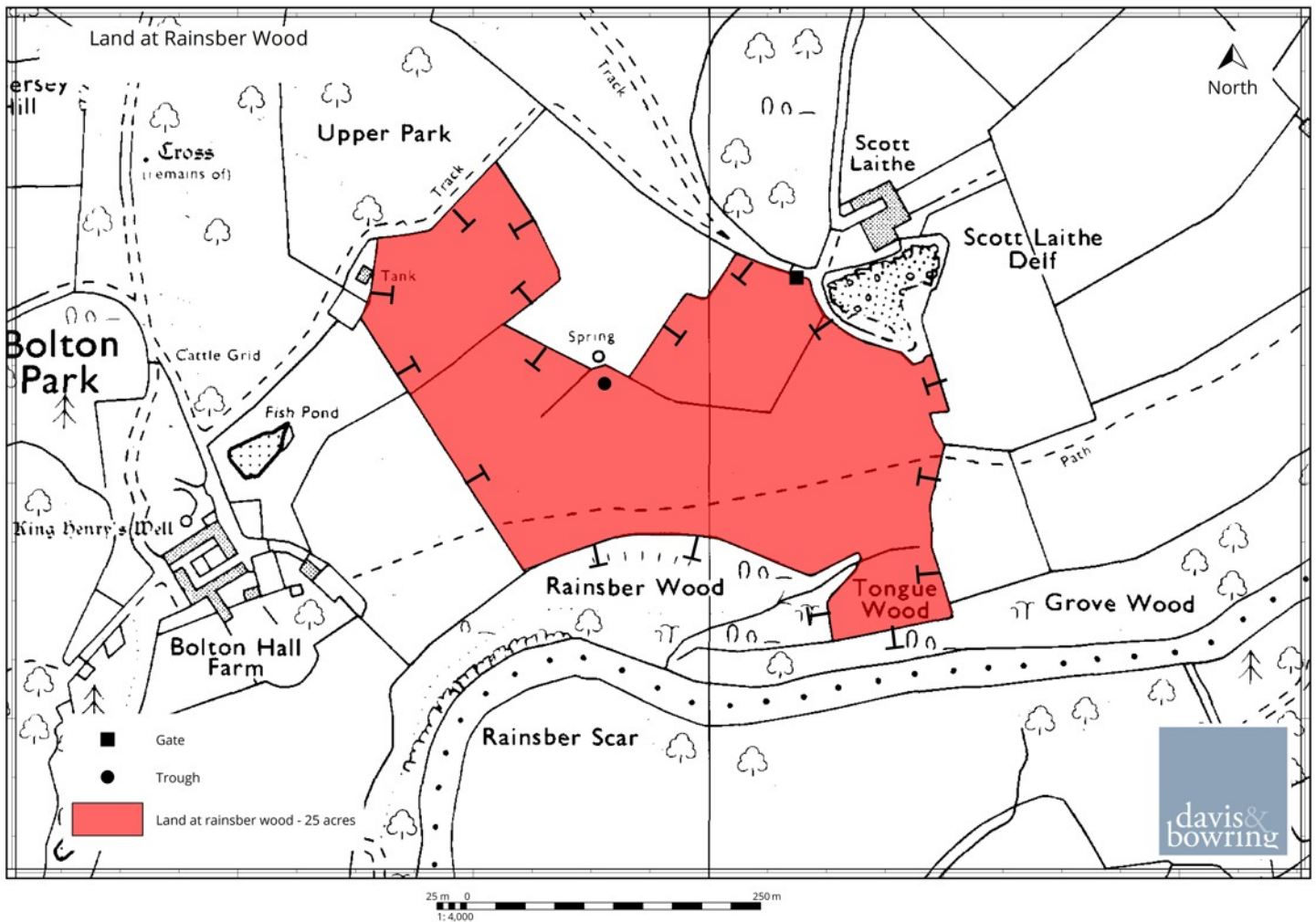


Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445
sam.johnson@davis-bowring.co.uk

www.davis-bowring.co.uk

davis&
bowring



Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agents' office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

IMPORTANT - Davis & Bowring, for themselves and for the vendors of lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property.