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DAVID HILL



## **8.40 Hectares (20.75 Acres) Worston Clitheroe BB7 1QA**

A productive block of well managed mowing ground comprising two level meadows with frontage and direct access to the A59 conveniently located on the southerly edge of Worston village about 2 miles to the east of the market town of Clitheroe.

**Informal Tender**



# 8.40 Hectares (20.75 Acres) Worston Clitheroe BB7 1QA

• Clitheroe 2 miles • Gisburn 8 miles • Skipton 10 miles • Skipton 17 miles • Colne 13 miles • Blackburn 11 miles •

## FOR SALE BY INFORMAL TENDER

### Location

The land enjoys a prominent position on the southerly edge of the village of Worston about 2 miles to the east of the market town of Clitheroe. The larger centre of Blackburn lies about 11 miles to the south west with the market town of Skipton about 17 miles to the north east.

### Description

A valuable block of predominantly level mowing land extending in total to approximately 8.40 hectares (20.75 acres) and comprising two productive meadows. The land has a single point of access to the east from the A59 and is bordered to the south by Mearley Beck.

The land is bordered by a combination of timber post and wire fences and mature hedges and is watered from Mearley Beck.

There is a public footpath crossing the meadow adjacent to the A59, entering on the northern boundary and exiting across the footbridge over Mearley Beck to the south.

This well managed parcel of land will be of obvious interest to local farmers and property owners as well as those with equestrian and hobby farming interests.

### Method of Sale

The land is offered for sale by 'Informal Tender'. All offers are to be submitted in the prescribed format using the form provided and received at the agents office no later than 12 noon on Wednesday 31<sup>st</sup> July 2024.

### Tenure

Freehold. Vacant possession on completion.

### Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

### Viewing

The land can be viewed during daylight hours at your own convenience. Please take a printed set of sales particulars with you.

### Directions

From the centre of Clitheroe leave the town heading south east on Pendle Road and continue to the roundabout with the A59 taking the first exit signed Skipton & Worston. Continue on the A59 for approximately 1.3 miles turning right to Worston and the "Calf Head". From the A59 take the first right (65 meters) onto the single track lane and continue back towards Clitheroe for approximately 550 meters where the entrance to the land can be found on the left just before returning to meet the A59. A David Hill for sale sign has been erected.











The New Ship, Mill Bridge, Skipton, BD23 1NJ

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