



LOT TWO Old Langho Road, Old Langho  
Blackburn

£56,000

A rare opportunity to acquire 2.185 acres of good quality grassland set within the highly regarded and scenic Ribble Valley.

The land is laid predominantly to permanent pasture, well-maintained and suitable for a range of agricultural uses including grazing, mowing, while also offering excellent potential for recreational or amenity use, subject to any necessary consents.

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The grassland enjoys a pleasant rural setting with open views across the surrounding countryside with views over to the south and towards Pendle Hill, providing a peaceful and private environment. The land is generally level to gently sloping, making it easily workable, and benefits from natural boundaries that enhance both shelter and privacy.

Conveniently located yet delightfully rural, the land is well placed for access to nearby villages and the wider Ribble Valley, making it ideal for purchasers seeking productive pasture, pony paddocks, or land for leisure interests such as conservation or small-scale rural pursuits.

An appealing parcel of land in a sought-after location, offering versatility, privacy, and the enduring attraction of the Ribble Valley countryside.

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.





All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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