



14.23 Hectares (35.16 Acres) Cuckstool Lane Burnley BB12 9NZ

A valuable block of productive meadow and pasture land extending between Cuckstool Lane and Greenhead Lane running parallel to M65. Direct access off Cuckstool Lane, perfect for those with farming, equestrian or investment interests.

Extremely convenient location to the south of Fence, between Nelson and Burnley.

Guide Price £300,000

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• Fence 1 miles • Nelson 2 miles • Burnley 2.5 miles • Colne (M65) 5 miles • Skipton 17 miles • Blackburn 13 miles

Location

The land is conveniently located off Cuckstool Lane on the north western side of the M65 motorway approximately 1 mile to the south of the small village of Fence. Nelson is about 2 miles to the north with the larger town of Burnley just 2.5 miles to the south.

Description

This valuable parcel of agricultural land extends in total to approximately 14.23 hectares (35.16 acres) of predominantly south east facing gently sloping pasture with a natural watercourse running along the western boundary. The land will be of interest to farmers but also to those with an interest in conservation as well as longer term investors.

The land has a single point of access via a field gate from Cuckstool Lane (B6248) onto an area of hardstanding.

There is a public footpath crossing the land in a north-south direction within the western most field.

The land is currently in agricultural use and identified as ‘Green Belt’ in the Pendle Borough Council Local Plan and accordingly currently offers limited development potential.

Tenure

Freehold. Vacant possession on completion.



Overage

The land is sold subject to an overage clause in relation to future development. The vendor and their successor will be entitled to 50% of any uplift in value generated by the grant of planning permission for residential or commercial development. The term of the overage clause will be for 30 years from the date of completion of sale.

Local Authority

Pendle Borough Council

Viewings

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

Please do not take dogs onto the land.

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.

Directions

Heading west from Colne leave the M65 at Junction 12 (Burnley (N) & Brierfield) and at the first roundabout take the first exit A682 (Brierfield Burnley Nelson). At the second roundabout take the second exit A682 Colne Road (Brierfield, Burnley N) and continue for approximately 800 metres, turning right at the traffic lights onto Railway Street B6248 which becomes Clitheroe Road. Continue past Brierfield Station over the canal and the M65 motorway. Montford Road is the next right, from which the land can be accessed on foot or alternatively continue on Clitheroe Road for a further 180 metres where the vehicle access to the land can be found on the left. A David Hill ‘For Sale’ sign has been erected.







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

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