



INGHAM & YORKE
Chartered Surveyors & Land Agents

Land at Shelfield Farm, Southfield Lane, Nelson, BB10 3RQ

Land at Shelfield Farm

£240,000

Guide Price

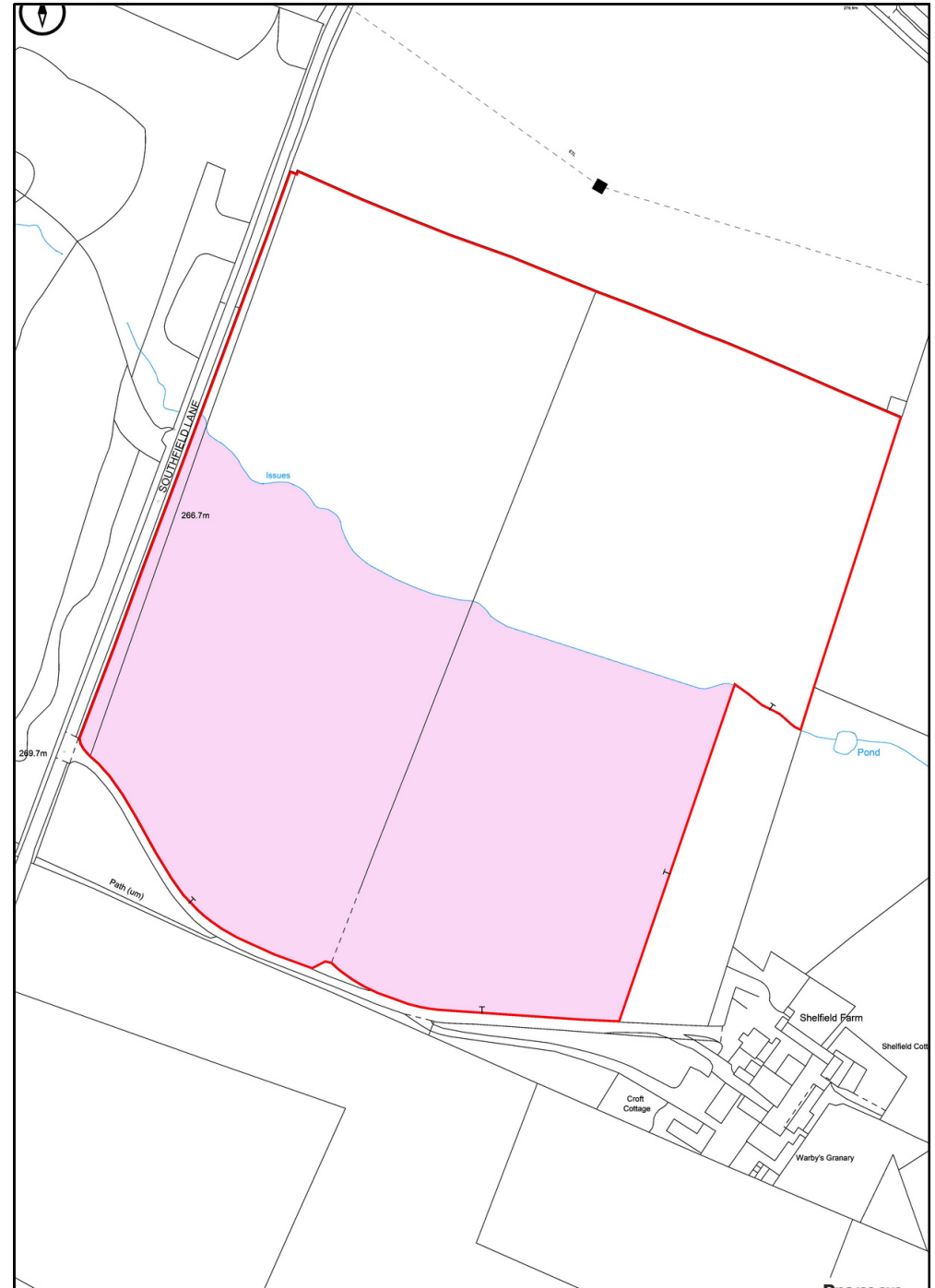
Tender Deadline

12 noon

Wednesday 14th October 2026

Land at Shelfield Farm,
Southfield Lane, Nelson, BB10 3RQ

INGHAM & YORKE





FOR SALE

PROPERTY TYPE

🏠 Land

Key features

- Approximately 25 acres (10.117 hectares) of productive grassland, suitable for mowing and grazing, and capable of supporting a range of agricultural and amenity uses.
- Single block naturally divided by a watercourse, with a suitable crossing providing access between both sections.
- Vehicular access is taken directly from Southfield Lane, allowing convenient access.
- Likely to appeal to a wide range of purchasers, including farmers, equestrian users and amenity buyers, with potential for agricultural, environmental and recreational uses (subject to any necessary consents).





Description

An excellent opportunity to acquire a singular block of productive grassland extending to approximately 25 Acres (10.117 Hectares) or thereabouts. The land comprises a useful, well-proportioned parcel that is well suited to a range of agricultural, equestrian and amenity uses. Its layout and accessibility make it practical for day-to-day management, grazing and mowing.

The land is located to the east of Nelson and south of Colne in a convenient yet rural setting. The property benefits from direct road frontage onto Southfield Lane, with vehicular access provided via a 12ft galvanised steel gate, allowing straightforward access for agricultural machinery, livestock trailers and general land management.

Classified as Grade 4 land by the Agricultural Land Classification (ALC), the pasture has previously been cropped for silage and used for livestock grazing, demonstrating its productive capability and versatility. The established grass sward is suitable for continued agricultural use, whilst also offering potential for equestrian or amenity purposes. As such, the land is likely to appeal to a wide range of purchasers including neighbouring landowners, farmers, equestrian users and those seeking land for lifestyle or recreational use.

The land is offered as a single block with no internal field boundaries, providing flexibility of use and ease of management. A natural watercourse runs through the holding, with a suitable crossing in place to allow vehicular access between the sections. Please note that a stock-proof fence will be erected along the eastern boundary prior to completion.

The property is offered for sale by Informal Tender. The Guide Price is provided for guidance only and should not be relied upon as an indication of the price at which the property will sell.

Interested parties should complete the tender form enclosed with these particulars and return it to Ingham & Yorke, Brookside Barn, Downham, Clitheroe, BB7 4BP, in a plain sealed envelope clearly marked "Land at Shelfield Farm"

Tenders must be received no later than 12 noon on Wednesday 14th October 2026.

Photographs taken March 2026.

Background Information

Access, Easements and Wayleaves: The land is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

Agricultural Subsidies, Grants and Stewardship: It is understood that the land is not subject to any subsidies, grants or stewardship schemes.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of the boundaries. Boundary responsibilities are denoted with an inward facing 'T' mark. The Purchasers and their successors in title will remain responsible for maintaining a stock proof boundary to the land.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land. Do not climb gates or fences.

Method of Sale: The property is for sale by Informal Tender and the vendor reserves the right to alter the order of sale, amalgamate or divide into lots or withdraw the whole or any part of the property in these particulars at any point in time. They also reserve the right not to accept the highest or any tender received. Prospective purchasers should make their own decision as to the amount of their bid, either for individual lots, or for the whole. The Guide Price figures are for guidance only. Interested purchasers should complete the tender form attached to these particulars and return to Ingham & Yorke, Brookside Barn, Downham, Clitheroe, BB7 4BP in a plain envelope clearly marked **'Land at Shelfield Farm' by 12 noon on Wednesday 14th October 2026.**

Money laundering regulations and compliance: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Restrictive Covenant: The property is sold subject to a restrictive covenant requiring that no structures are to be erected on the land shaded pink on the plan within these particulars. The restrictive covenant will apply to successors in title.

Services: The land is not connected to any mains services. Please note that no services (if present) have been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves as to the presence and working condition. We are aware that the land benefits from water from natural sources.

Title & Tenure: The property is for sale freehold with vacant possession on completion of sale.

Viewings: Permitted on foot during daylight hours only. A copy of these particulars, either printed or available on a mobile device, should be carried when viewing. Vehicular access is strictly prohibited. All parties view the property at their own risk and must adhere to the health and safety guidance outlined above at all times.

Directions

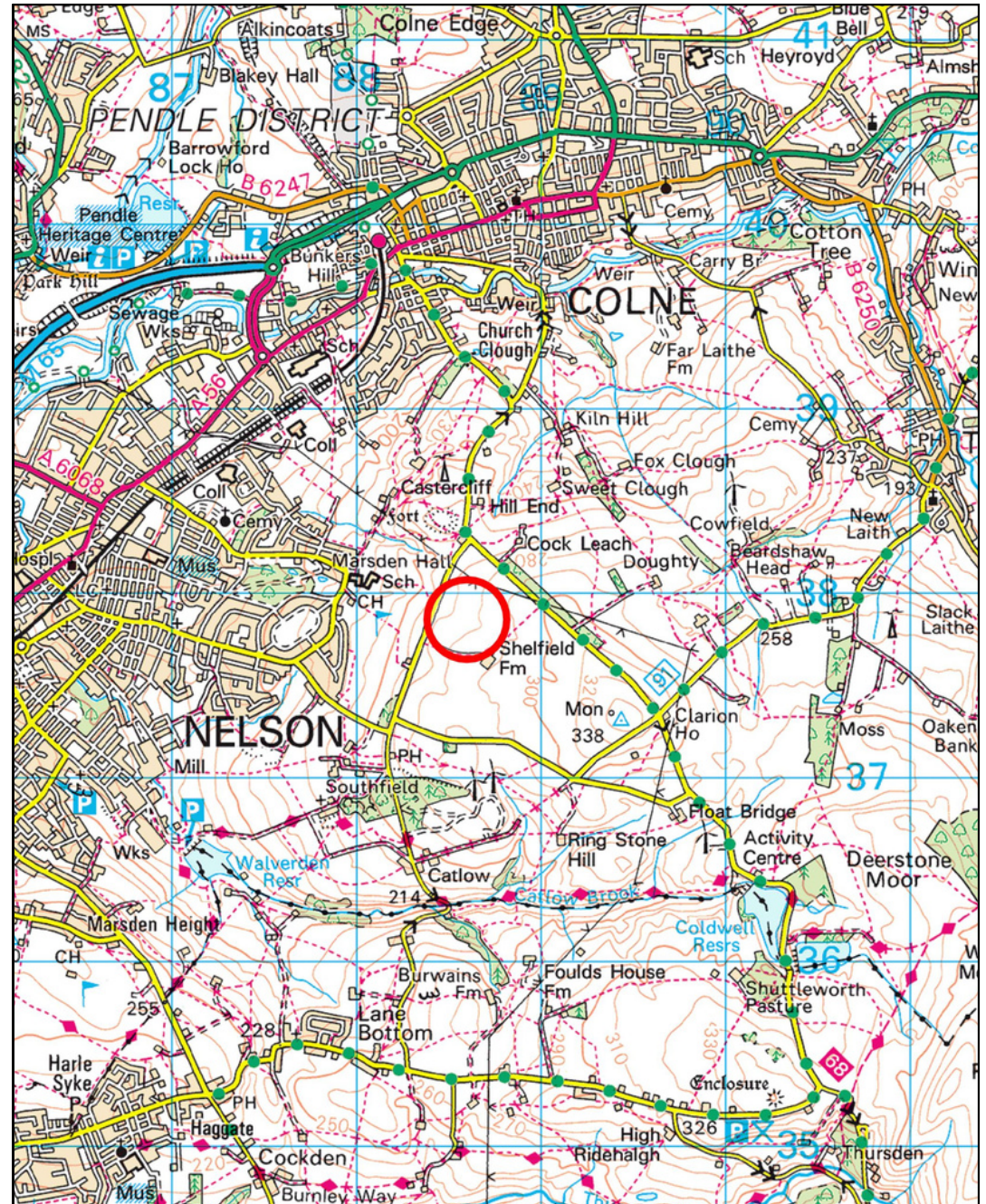
What3words

morphing.trombone.mended



Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that: All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.

INGHAM & YORKE





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