



Land off Higher Ramsgreave Road, Mellor, Blackburn

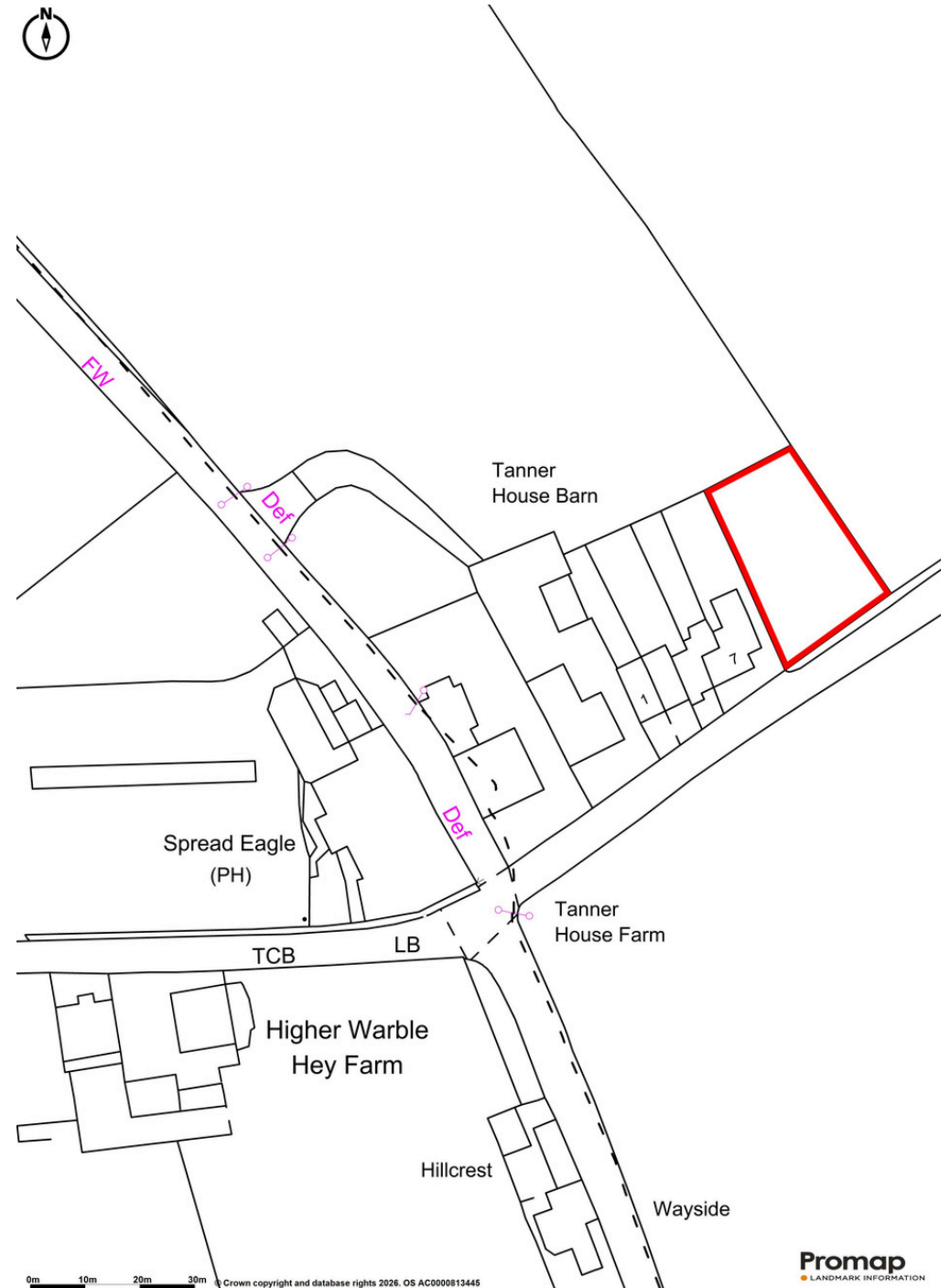
£50,000

Guide Price

Tender Deadline
12 noon Wednesday 8th of July 2026

Land off Higher Ramsgreave Road
Mellor, Blackburn, Lancashire

INGHAM & YORKE



Promap
LANDMARK INFORMATION

Description

This parcel of land, conveniently located off Higher Ramsgreave Road, extends to 0.071 hectares (0.175 acres) or thereabouts and is offered for sale with vacant possession, presenting an excellent opportunity for a wide range of purchasers, from those seeking a lifestyle purchase to investors and developers alike.

The land has numerous potential uses and may lend itself for use as a garden, a residential build plot (subject to obtaining the necessary planning consents) or as a small paddock for agricultural or equestrian grazing.

On the outskirts of the village of Mellor, the land sits in the heart of this sought-after location within the Ribble Valley, offering purchasers a rural setting, without compromise on accessibility.

The centres of Blackburn and Preston are located approximately 10 and 20 minutes' drive away respectively, in addition to excellent connectivity to the wider motorway network, making it particularly attractive to commuters.

The village of Mellor itself offers a vibrant community with a range of local amenities including a village hall, primary school, local shops and public houses, whilst being surrounded by open countryside, creating the perfect balance between rural charm and convenience. This is a unique opportunity to acquire a versatile parcel of land



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.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of boundaries and fencing obligations.

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

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

Local Authority: Ribble Valley Borough Council, Clitheroe BB7 2RA. Tel: 01200 425111

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 the 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 off Higher Ramsgreave Road' by 12 noon Wednesday 8th of July 2026.

Money laundering regulations and compliance: The Monday 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.

Planning: This land was submitted as part of the Ribble Valley 'Call for Sites' exercise 2025 (CFS47)

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.

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

Viewings: These are authorised on foot during daylight hours with a copy of these particulars to hand. Access by vehicles is strictly prohibited and the health and safety procedures outlined above should be adhered to at all times.

Subject to Contract

Photos taken March 2026



Clitheroe Office

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