



LAND OFF, BACK COMMON, CLITHEROE, LANCASHIRE, BB7 2DX

- APPROX. 1.29HA / 3.20 AC
- GRADE 3 AGRICULTURAL GRASSLAND
- LOCAL AMENITIES

FOR SALE – BY INFORMAL TENDER  
(TENDER DEADLINE 12/06/2026)



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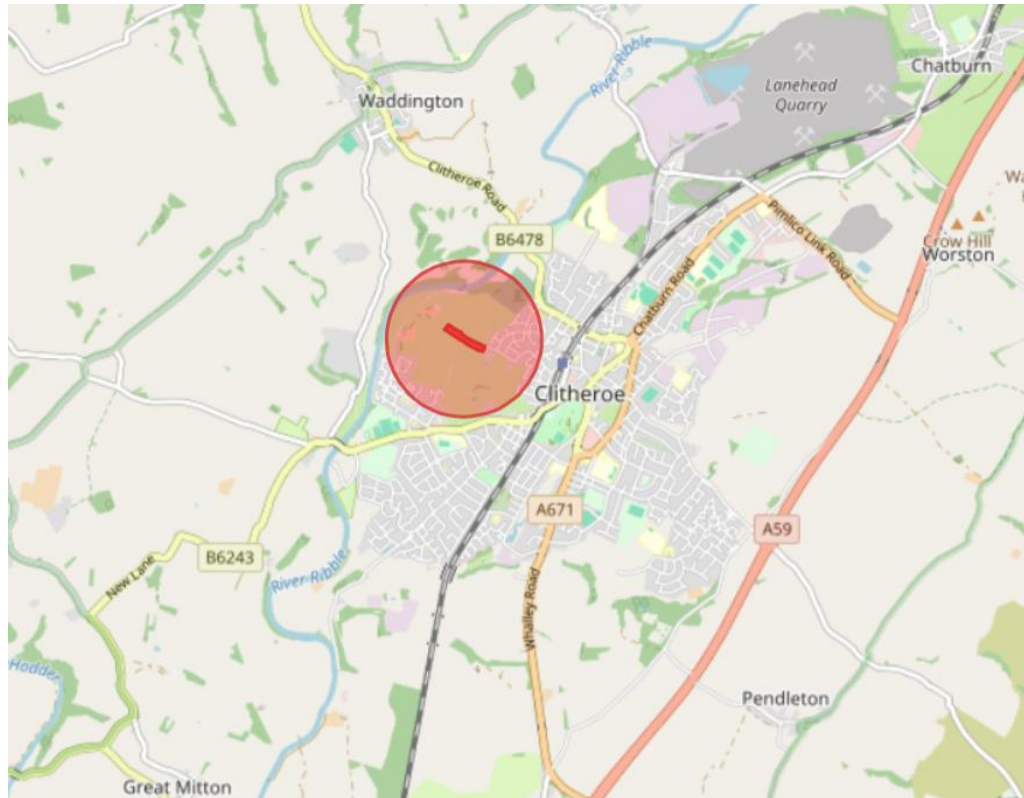
- Close proximity to Clitheroe Town Centre.
- Approximately 1.29ha / 3.20 ac.
- Grade 3 agricultural grassland.
- Desirable location.
- Not within the greenbelt.
- A range of nearby amenities.

## Location

The site lies to the west of Clitheroe town centre, with Waddington positioned to the north. It sits next to the recently completed Waddow Heights development and is conveniently close to local schools, amenities, and transport connections.

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A contextual location plan is provided below;



For identification purposes only. Not to Scale.



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## Description

The land consists of a well-maintained and productive parcel of agricultural grassland, enclosed by stock-proof fencing along the perimeter. The boundaries are defined by a mix of mature hedgerows and established trees. The site is situated approximately 80 metres above sea level. Overall, the land may present notable development potential for an interested purchaser.



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## **Flood Zone**

According to the environment agency website the Property is situated within Flood Zone 1. Land within flood zone 1 has a **low** probability of flooding from rivers and the sea.

## **Easements, Wayleaves, Public & Private Rights of Way;**

Back Commons Lane has a public footpath which runs along it, and through the bottom corner of the field parcel in question. The land is sold with the benefit of all existing rights of way, wayleaves and easements.

## **Title**

We understand that the property is owned Freehold.

## **Tenure**

The Property is sold subject with the benefit of vacant possession.

## **Services**

Interested parties should make their own enquiries into the provision of services.

## **Planning**

The property lies within the administrative district of Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.. Interested parties are advised to contact Ribble Valley Borough Council for further information.

## **Viewings**

Viewings are available at daylight hours only, strictly by prior appointment by contacting the office on 01942 242 636 or [info@fazakerleysharpe.co.uk](mailto:info@fazakerleysharpe.co.uk).

## **Health & Safety**

Viewings are strictly by prior appointment only.

Care should be taken when accessing the land. Fazakerley Sharpe accept no responsibility for any loss or damage caused when viewing the land.

Please do not:

- Climb gates, fences or any other ancillary equipment.



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## **Money Laundering Regulations Compliance**

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

## **Access**

Access is via a private road for which maintenance we understand the users contribute towards its maintenance.

## **Method of Sale**

The property is offered for sale by Informal Tender, tender deadline of 12<sup>th</sup> June 2026.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their our investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.

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## INFORMAL TENDER FORM

LAND OFF, BACK COMMON, CLITHEROE, LANCASHIRE, BB7 2DX

Please delete or complete the sections below as appropriate. Please give as much information as possible. Use a separate sheet if necessary.

Name:	Firm:
Address:	
Contact Telephone No(s)/Email:	

I / We hereby make an offer for the purchase of the subject property by way of an offer as follows:

Offer level: £.....

Conditions if any of this offer:

Please give an indication of exchange and completion time scales:

Offers will be considered subject to receiving the necessary identification.

1. T Fazakerley & Son (t/a Fazakerley Sharpe) and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
2. Submission of a tender document does not constitute any part of a contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling with a copy of proof of funds.

Signed.....

Name:.....

Dated:.....