



All enquiries Ref: Brian Grante

- **Freehold parcel of land**
- **Approx 1.32 acres**

Location:

The land is located along the western frontage of Whalley Road (A666) in Wilpshire, a Lancashire village located approx. 3 miles north of Blackburn. Transport options include road links via the A666, A59, A6119 and M65, local bus services and Ramsbottom & Wilpshire rail station.

Description:

An irregular parcel of inclined land enjoying extensive frontage to Whalley Road to the east and railway line to the west. Purchasers to refer to the legal pack regarding rights of way, title and further information.

Site Area:

Approx 1.32 acres

Note:

Images are historic photographs from June 2025.

**Note:**

Permission may be required regarding any works in relation to trees on site. Prospective purchasers are to note that the felling of trees may warrant a felling licence issued by the Forestry Commission <https://www.gov.uk/government/publications/tree-felling-getting-permission> and or the agreement of the Local Planning Authority's Tree Officer

To view:

Strictly by careful application to the site. Please see important advice for viewers on page 19 of this catalogue.

