



Pasture fields at Slack, near Heptonstall, Hebden Bridge HX7 7EZ

Extending to approximately 7.25 acres (2.93 hectares)

**Forming Lot II of Boulsworth End Farm, Briercliffe, near Burnley
(separate brochure available)**

For sale by Informal Tender
Best and Final offers to be received by Wednesday 9th July 2008



PASTURE FIELDS AT SLACK, NR HEPTONSTALL, HEBDEN BRIDGE, HX7 7EZ

A sound parcel of pasture land extending in all to approximately 7.25 acres (2.93 hectares). The land benefits from a mains water supply with vehicular access provided by a right of way over a short section of stone track from Smithwell Lane and shown hatched brown on the plan attached.

The land has been well maintained and is bordered by secure stone walls and fence boundaries and is conveniently situated to Heptonstall, Hebden Bridge and surrounding villages and offers significant potential for equestrian or hobby farming interests.

Method of Sale

The land is offered as Lot 11 of Boulsworth End Farm for which a separate brochure is available, with the property offered for sale by Informal Tender with best and final offers to be received by the Agents before **12 noon on Wednesday 9th July 2008.**

Easements, Rights of Way, Wayleaves and Boundaries

The land is sold subject to all existing easements and wayleaves and the Vendor undertakes to grant a right of way over the private access road that serves the land.

Single Farm Payment

The land has been registered under the Scheme and is sold with the benefit of entitlements to receive payments assuming the Purchaser is registered under the Scheme. The Vendor reserves the right to receive all payments made in respect of the 2008 scheme year and undertakes to transfer entitlements to the Purchaser in accordance with the regulations of the Scheme.

The transfer shall be co-ordinated by Carter Jonas LLP with fees of £150 plus VAT being payable by the Purchaser in addition to the purchase price. Further details, including a copy of the 2008 Application are available for inspection at the Agent's office.

VAT

Any guide prices quoted or discussed are exclusive of VAT if applicable. In the event of a sale of the property or any part of it or any right attached to it becoming a chargeable supply for the purposes of VAT such tax will be liable by the Purchaser in addition to the purchase price.

Joint Selling Agent

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THE CARTER JONAS COMMITMENT

We do not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone specialist training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

1. Carter Jonas LLP do not check or guarantee the working condition of any equipment, appliance or service;
2. we have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area;
3. any plans may not be to scale and are for identification purposes only;
4. items included in the written text are included in the sale; all others are excluded regardless of their inclusion in any photograph;
5. you should place no reliance on anything stated verbally by any of our staff unless we confirm the matter in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure, we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action by which you may pursue your complaint.

Re-order No. 10444/05/2008



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