



Gary Hoerty Associates
Chartered Surveyors
Rural Property Specialists

For Sale By Informal Tender

**Land off Walverden Road,
Lane Bottom, Briercliffe, Burnley**



A parcel of well maintained meadow and pasture land extending to 23.40 Hectares (57.81 acres) or thereabouts, which is available in six conveniently sized lots all with good access. Lot 3 has the benefit of planning permission for six timber stables and a tack room/feed store. Single Farm Payment Entitlements will be included in the sale of the land.



34 Wellgate, Clitheroe, Lancashire, BB7 2DP.

Tel: 01200 442301 www.ghaonline.co.uk email: info@ghaonline.co.uk



LOCATION:

The land is in a quiet rural location yet is conveniently situated in close proximity to the towns of Burnley and Nelson, both approximately 3 miles and also the M65 approximately 3.5 miles. The general location of the land can be seen on the attached location plan.

DIRECTIONS:

From the cross roads at Haggate head east towards Lane Bottom, after approximately 1/2 mile Walverden Road is on the left hand side. The land will be marked with the selling agents for sale board. In addition to this there is a small car park and children's play area which may help indicate location.

DESCRIPTION:

The land, which is generally well fenced extends to 23.40 hectares (57.81 acres) or thereabouts and is available in six separate lots. All the land is currently down to grass and is of pasture and meadow quality, with the exception of a small area of woodland in Lot 4.

The extent of each lot can be seen on the enclosed plan. Access to each lot is off a well made up private road and rights of access over the road as far as they are required will be granted to the purchaser of each lot with the ownership being transferred as shown on the plan.

LOT 1: (edged dark blue on the plan)
extends to 5.29 Ha (13.06 acres)



Lot 2: (edged in green on the plan)
extends to 2.48 Ha (5.99 acres)

Lot 3: Edged in red on the plan (part sold)
3.55 Ha (8.77 acres) still available



Lot 4: (edged yellow on the plan)
extends to 3.65 Ha (8.99 acres)



Lot 5: (edged orange on the plan)
extends to 3.23 Ha (7.89 acres)



Lot 6: Edged pale blue on the plan (part sold)
4.19 Ha (10.34 acres) still available

SERVICES

There are currently no mains services to the land. Most of the land has the benefit of good year round natural water supplies with the exception of Lot 3, which would benefit from a mains connection.

PLANNING:

Planning consent was granted by Burnley Borough Council on 25 April 2005 for the erection of a stable block for six horses and a tack room/feed store together with an access track on land forming part of Lot 3. A copy of the consent is attached with these particulars.

CONDITIONS OF SALE:

1. Each purchaser will be granted full rights of access to the lot/s they are acquiring together with a proportion of the costs of maintaining the road. The vendor is currently responsible for one ninth of the cost of maintenance of most of the road and this will be divided appropriately between the purchasers.
2. The purchaser of lot 5 will be required within 30 days of completion to ensure that the boundary with lot 4 between A and B is stockproof.
3. The purchaser of lot 2 will be required within 30 days of completion to ensure that the boundary with lot 3 between C and D is stockproof.
4. The purchaser of each lot will be granted rights to bring services over adjoining lots as considered necessary.

RIGHTS AND EASEMENTS

The land is sold subject to and with the benefit of all wayleaves and easements in existence. The land does contain public footpaths and the location of these are shown on the attached plan.

TENURE

The property is offered freehold with vacant possession on completion.

A small parcel of woodland extending to 0.95 acres or thereabouts comprised in Lot 4 is subject to woodland management agreement with Burnley Borough Council for a period of 30 years commencing in 2002.

BOUNDARIES

Where known, boundary responsibilities are indicated by "T" marks on the attached plan.

SPORTING RIGHTS

The sporting rights are in hand and are included in the sale.

SINGLE PAYMENT SCHEME

The land has been registered for and is sold with the benefit of entitlement to receive payments under the Single Payment Scheme. The entitlements had a value of £228.96 per hectare in 2006. The vendor undertakes to transfer the entitlements to the purchaser in accordance with the regulations of the scheme. The transfer shall be coordinated by Gary Hoerty Associates, with fees of £150 being chargeable and payable by the purchaser of each lot.

LOCAL AUTHORITY:

Burnley Borough Council, P.O. Box 29, Parker Lane Offices, Burnley, Lancashire, BB11 2DT
Tel: 01282 425011

METHOD OF SALE:

The land is for sale by private treaty.

PRICE GUIDE:

With the exception of Lot 3 all of the other lots are guided at offers in excess of £5,000 per acre. Lot 3 is guided at offers in the region of £100,000.

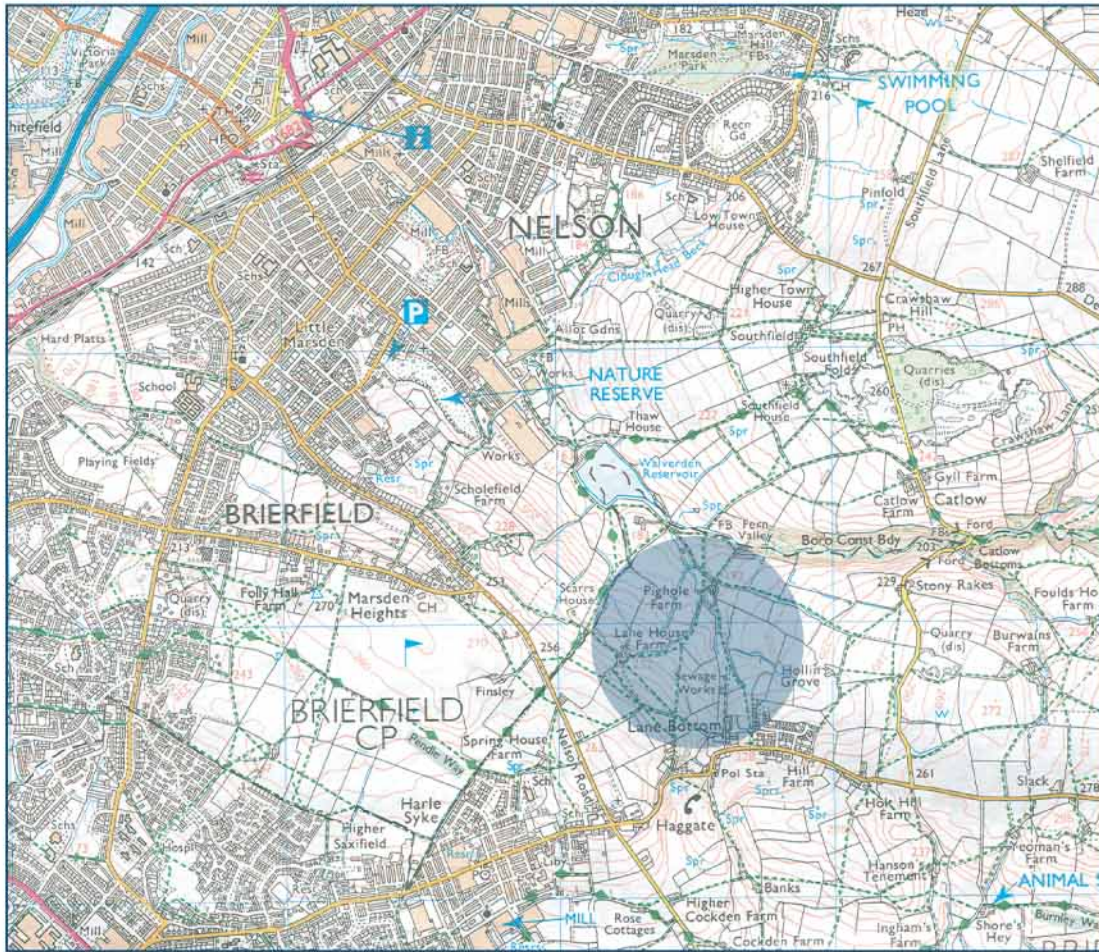
VIEWING:

Viewings, which will be unaccompanied may take place at any reasonable daylight hour but must be confirmed prior with the selling agent on: 01200 442301.

Our Ref: Ecc/054/435/GH

These particulars were prepared on 9 November 2006.

Location Plan - Land off Walverden Road, Briercliffe, Burnley.



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MISREPRESENTATION ACT 1987

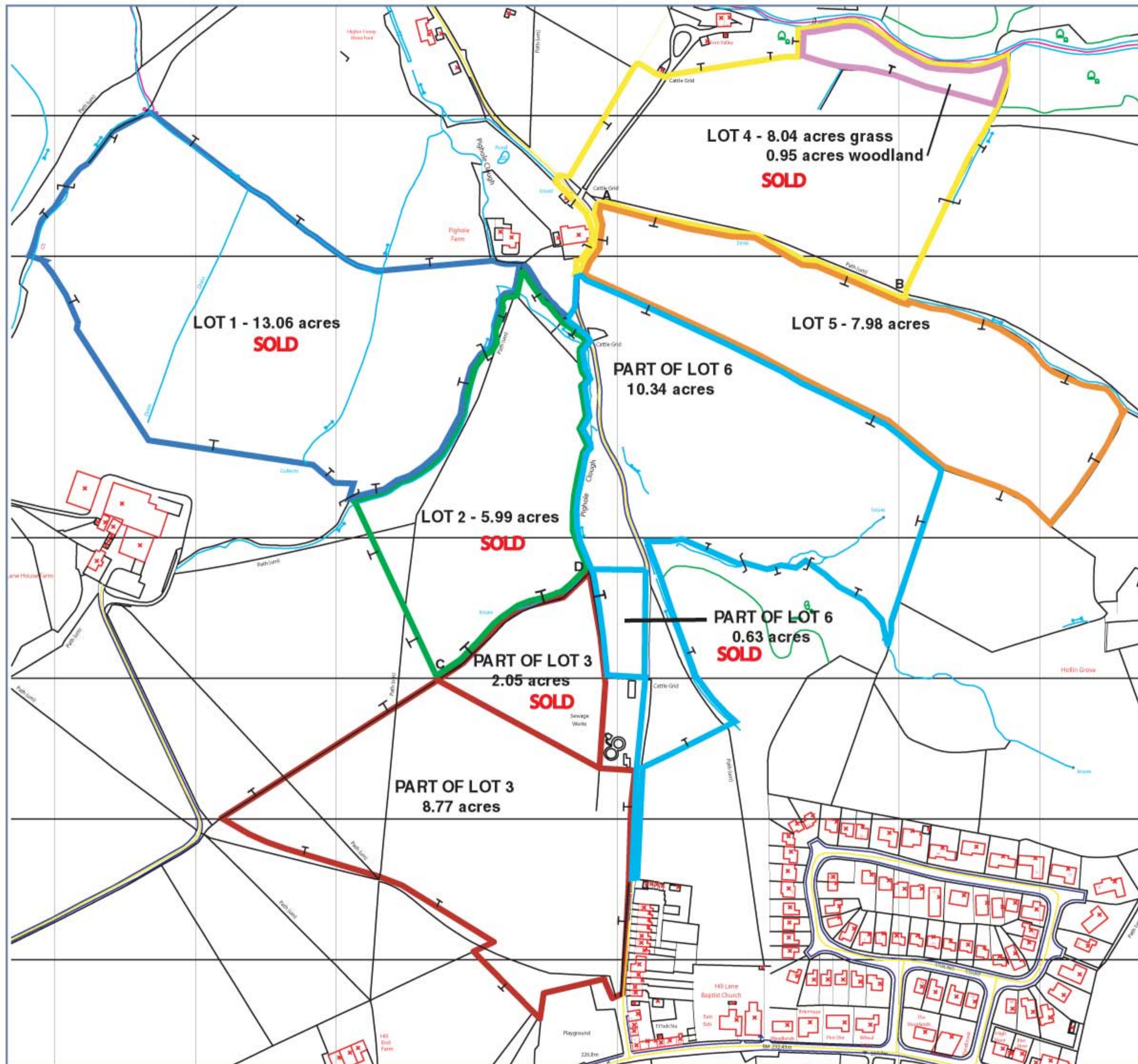
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PROPERTY MISDESCRIPTION ACT 1991

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Land off Walverden
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Date: November 2006

Our Ref: Ecc/054/435/GH

Scale: Not to scale

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