



1.98 Hectares (2.96 Acres) Barrowford Road Fence BB12 9QQ

An attractive, sheltered parcel of gently sloping meadow having frontage and direct access to Barrowford Road.

Extremely convenient location between the village of Fence and the town of Nelson, just to the west of Lomeshaye Industrial Estate.

Offers Over £75,000

1.98 Hectares (2.96 Acres) Barrowford Road Fence BB12 9QQ

• Fence 1 mile • Colne (M65) 3.5 miles • Burnley 4.5 miles • Skipton 15 miles • Blackburn 14 miles

Location

The land extends to the south of Barrowford Road (A6068) to which it has frontage and direct access. The village of Fence is about 1 mile to the west with the expanding Lomeshaye Industrial Estate a short distance to the east and the larger town of Nelson beyond. Burnley is about 4.5 miles to the south with Blackburn approximately 14 miles to the south west.

Description

The land extends in total to approximately 1.98 hectares (2.96 acres) of gently sloping, sheltered meadow with frontage and direct access to Barrowford Road (A6068) on its northern boundary.

The land is bordered on the remaining three sides by mature woodland and trees with boundary fences being of timber post, sheep netting and barbed wire which on the whole are in stock proof condition. There is no water to the land.

A public footpath extends the full length of the eastern boundary with a second path crossing the land east-west. There are four electric poles sited within the land supporting an overhead line.

Planning

Under the current Pendle Local Plan the land is designated Green Belt and Open Countryside with a presumption against development. The adjoining land to the east is an allocated employment site and extension to the nearby Lomeshaye Industrial Estate.

Tenure

Freehold. Vacant possession on completion.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Basic Payment Scheme

There are no BPS entitlements included in the sale.

Viewings

The land can be viewed during daylight hours at your own convenience. Please take a set of sales particulars with you.

Directions

From Junction 13 of the M65 follow the signs to Fence (A6068). On leaving the motorway junction roundabout on Barrowford Road (A6068) continue for about 550 metres to the next roundabout continuing straight across onto Barrowford Road (A6068). Continue from the roundabout for approximately 1.3 km where the land can be found on the left. A David Hill for sale sign has been erected.







The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

