



2.950 Hectares (7.29 Acres) Jinny Lane Roughlee Burnley BB12 9LH

A well managed, productive, level meadow with direct access from Jinny Lane together with a shelter belt of mature trees and a reliable natural water course extending along its northern boundary.

Convenient rural position on the edge of Roughlee, just 4 miles from Burnley.

Guide Price £100,000

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• Barrowford 2 miles • Colne 4 miles • Burnley 6 miles • Skipton 15 miles • Clitheroe 9 miles

Location

The land is located on the south westerly edge of the popular village of Roughlee about 2 miles to the west of Barrowford. The town of Colne is about 3.5 miles to the east with the larger centres of Burnley and Blackburn about 4 miles to the south and 14 miles to the south west respectively.

Description

This valuable parcel of land extends in total to approximately 2.950 hectares (7.29 acres) and comprises a predominantly level meadow with frontage and direct access to Jinny Lane.

Within the land and extending along its northern boundary is a shelter belt of mature trees through which passes a reliable natural water course.

A public footpath passes through the land in front of the shelter belt of trees.

Boundary structures are a combination of traditional dry stone walls, post and wire fencing and post and rail fencing which on the whole are in good stock proof condition.

This productive level meadow will be of obvious interest to neighbouring landowners and local commercial farmers but is also sure to appeal to hobby farmers or those with equestrian interests.

Planning

The land is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and designated as open countryside by Pendle Borough Council.

Restrictions

The use of the land will be restricted to agriculture and non commercial equestrian.

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.

Viewings

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

Directions

From the centre of Barrowford turn onto Pasture Lane up the side of 'The White Bear' pub and continue on Pasture Lane for about 2km dropping down into Roughlee. At the T junction turn left and continue to the next junction turning right onto Burley New Road and immediately left onto Jinny Lane signed Newchurch. The entrance to the land can be found on the right after approximately 200 metres. A David Hill for sale sign has been erected.







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

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