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DAVID HILL



## **4.763 Hectares (11.77 Acres) Colne BB8 7AA**

A productive parcel of gently sloping, predominantly south facing meadow and pasture land, ideally suited to those with equestrian, hobby farming or conservation interests.

The land is conveniently located between Skipton Old Road, Keighley Road and Bent Lane on the edge of Colne.

**Guide Price £200,000**

# 4.763 Hectares (11.77 Acres) Colne BB8 7AA

• Burnley 8 miles • Gisburn 10 miles • Skipton 13 miles • Keighley 13 miles • Clitheroe 18 miles •

### Location

The land is conveniently located on the eastern fringes of the town of Colne extending between Keighley Road, Skipton Old Road and Bent Lane.

### Description

The land comprises approximately 4.763 hectares (11.77 acres) of gently sloping meadow and pasture with a good access from Bent Lane to the southeast and a further access to the northeast via a right of way from Skipton Old Road.

The land is crossed by public footpaths and is served by a natural water supply.

**NOTE** Under the new Colne Neighbourhood Development Plan, the land is designated as “**Local Green Space**” with a presumption against development.

### Restrictions

The land is sold subject to an overage clause in relation to future residential development. The vendor and their successors in title will be entitled to 50% of any uplift in value generated by the grant of planning permission for residential development. The term of the overage clause will be 25 years from the date of completion of the sale.

### Basic Payment Scheme

We understand the land is registered under the Basic Payment Scheme. Entitlements are not included in the sale.

### Agri-Environmental Stewardship

We are not aware of the land forming part of any Environmental Stewardship.

### 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.

### Viewing

The land may be viewed during daylight hours. Please ensure you have a set of the sales particulars with you when you view the land.

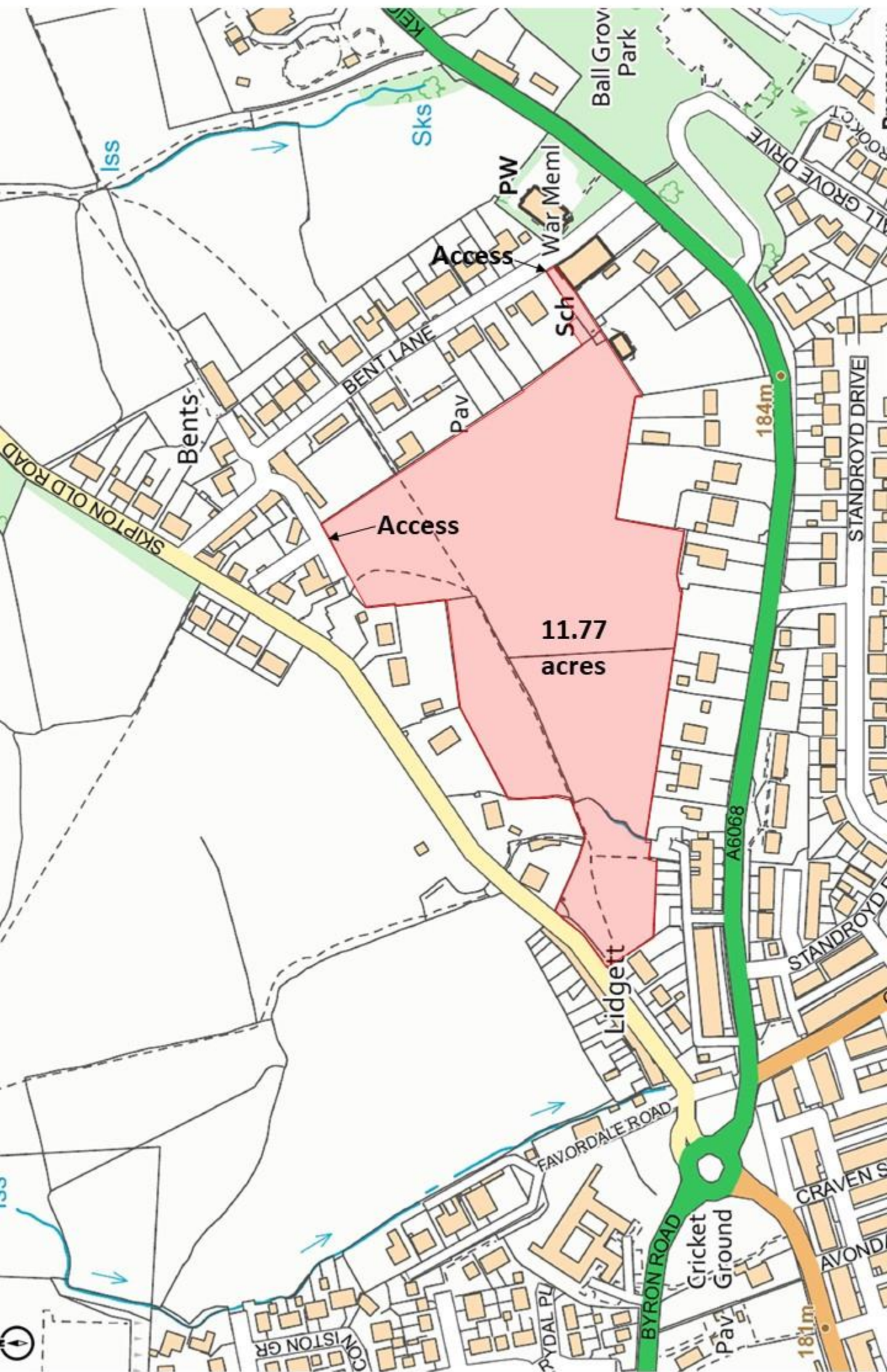
### Tenure

Freehold

### Directions

Leaving the M65 motorway take the first exit from the roundabout onto Vivary Way (A6068) and continue through the traffic lights to the next roundabout and take the second exit onto North Valley Road. Continue through the next traffic lights onto the A6068 to the next roundabout and take the second exit. At the next roundabout take the second exit onto the A6068 (Keighley Road) and continue for about 100 metres turning left onto Bent Lane. The access to the land is via the drive immediately to the rear of Christ Church Primary School.







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

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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.

