



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.

Informal Tender - Guide Price £50,000

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

FOR SALE BY INFORMAL TENDER

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.

Informal Tender

The land is being offered for sale by informal tender with prospective purchasers having the option to submit their offers either subject to the stated development overage clause or not.

Development Overage Clause

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 or commercial/industrial development. The term of the overage clause will be for 30 years from the date of completion of the sale.

All offers are to be submitted in the stated format on the form provided and received at the selling agents office by 12 noon on Friday 15th March 2024.

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

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