

01756 795621
www.david-hill.co.uk

DAVID HILL



1.764 Hectares (4.36 Acres) Cuckstool Lane Burnley BB12 9NZ

An interesting parcel of land comprising pasture with pockets of mature woodland having good vehicle access from Cuckstool Lane and a short section of frontage and pedestrian access to Montford Road.

Extremely convenient location to the south of Fence, between Nelson and Burnley.

Guide Price £75,000

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• Fence 1 miles • Nelson 2 miles • Burnley 2.5 miles • Colne (M65) 5 miles • Skipton 17 miles • Blackburn 13 miles

Location

The land is conveniently located off Cuckstool Lane on the north western side of the M65 motorway approximately 1 mile to the south of the small village of Fence. Nelson is about 2 miles to the north with the larger town of Burnley just 2.5 miles to the south.

Description

This valuable parcel of land extends in total to approximately 1.764 hectares (4.36 acres) of predominantly south east facing gently sloping pasture and woodland with a natural watercourse running through part. The land will be of interest to adjoining property owners and hobby farmers but also to those with an interest in conservation or perhaps those simply looking for a secure area to exercise dogs.

Vehicle access is via a short length of track from Cuckstool Lane (B6248) with additional pedestrian access from Montford Road to the east.

We are not aware of any public footpaths that cross the land but there is an overhead electric line passing through the woodland in an east-west direction.

The land is currently in agricultural use and identified as 'Green Belt' in the Pendle Borough Council Local Plan and accordingly offers limited development potential.

Tenure

Freehold. Vacant possession on completion.

Local Authority

Pendle Borough Council

Viewings

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

Please do not take dogs onto the land.

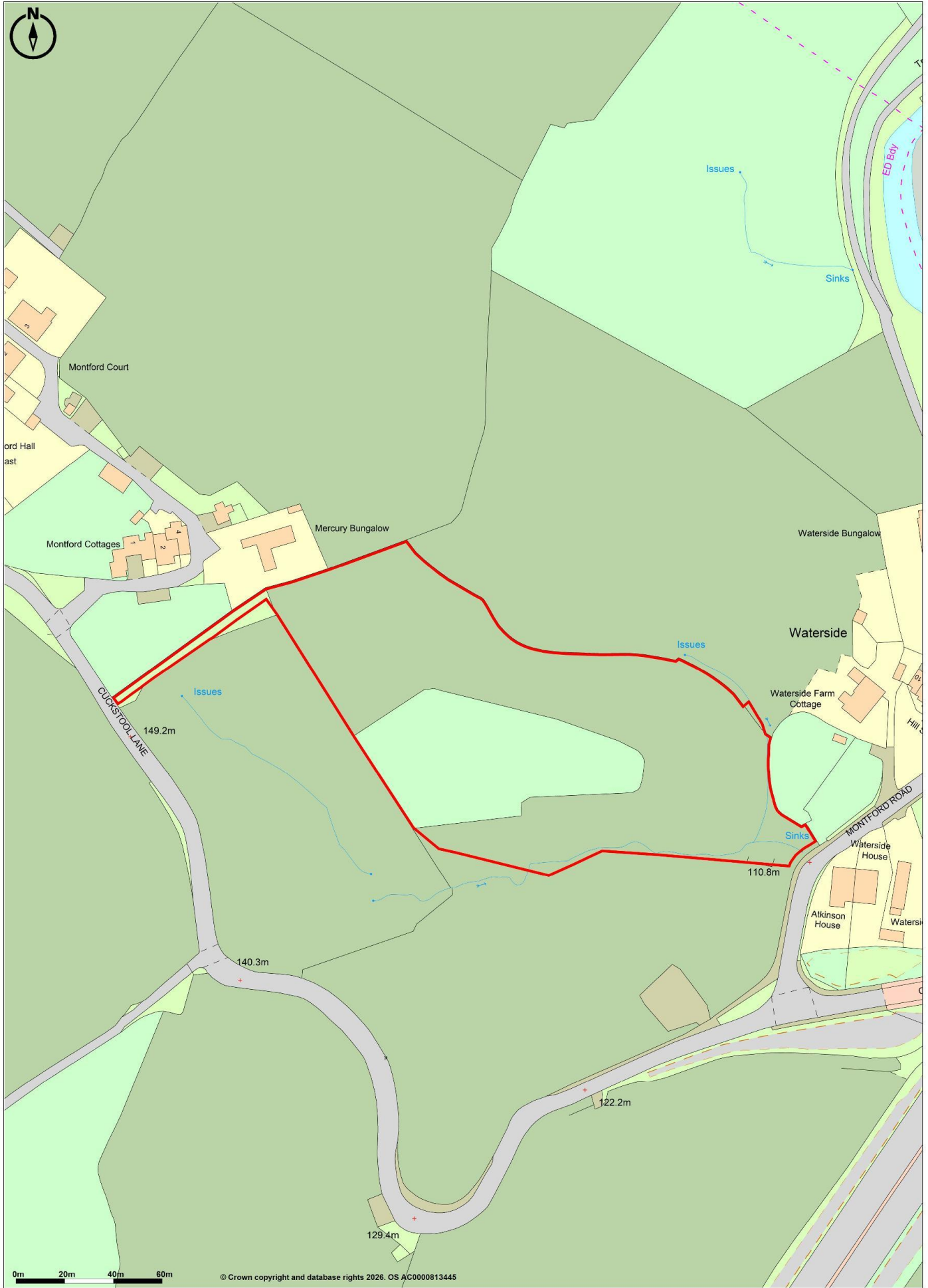
Wayleaves, Easements and Rights of Way

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

Directions

Heading west from Colne leave the M65 at Junction 12 (Burnley (N) & Brierfield) and at the first roundabout take the first exit A682 (Brierfield Burnley Nelson). At the second roundabout take the second exit A682 Colne Road (Brierfield, Burnley N) and continue for approximately 800 metres, turning right at the traffic lights onto Railway Street B6248 which becomes Clitheroe Road. Continue past Brierfield Station over the canal and the M65 motorway. Montford Road is the next right, from which the land can be accessed on foot or alternatively continue on Clitheroe Road for a further 460 metres where the vehicle access to the land can be found on the right. A David Hill 'For Sale' sign has been erected.





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

info@david-hill.co.uk

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