

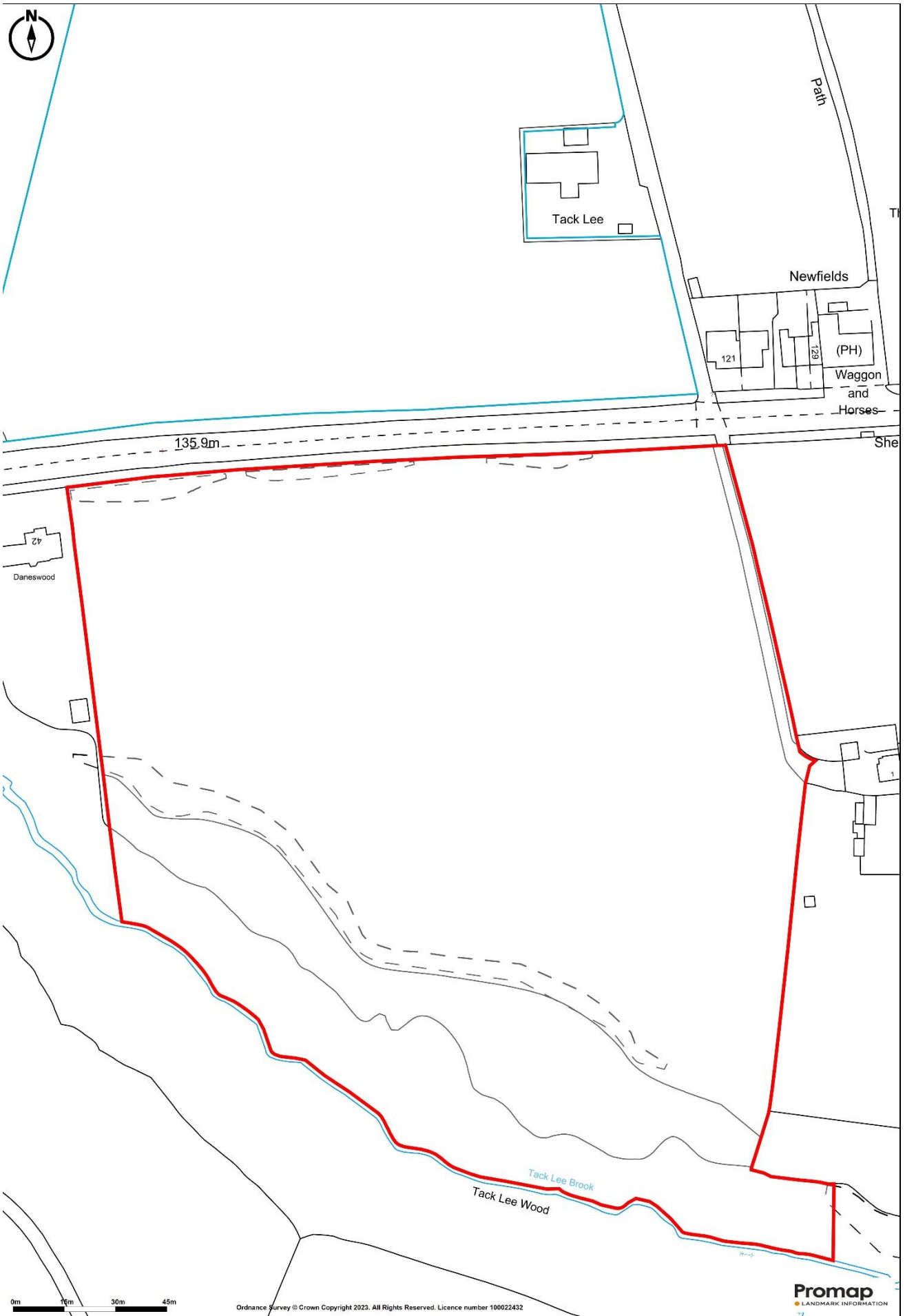


9.56 acres
Bury & Rochdale Old Road
Bury, Lancashire
BL9 6UY
Guide price £200,000

An opportunity to purchase a handy sized block of agricultural meadowland with roadside access. The land would suit agricultural, lifestyle and investment buyers alike. Located between Bury and Rochdale off the main B6222 public highway the land is currently in agricultural production with stockproof fencing to majority of the boundaries and a natural water supply. There is a small amount of woodland and steep banking on the southerly boundary to Tack Lee Brook. The land is offered freehold with vacant possession on completion by informal tender. The land will be subject to a residential/industrial clawback provision for a 15 year term at 35% in favour of the vendor. Offers are requested to the Sawley office. Viewing at anytime during daylight hours. Ref JT

Selling Agents: **Richard Turner & Son**, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH
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