



**3.34 acres**

**Red Lane**

**Colne, Lancashire**

**BB8 7JP**

**Guide Price £45,000**

A genuine and handy size piece of grassland well located between Barrowford and Colne. The land has good prospects for the farmer, lifestyle and investor buyers alike. The land has direct roadside access from Red Lane at two points along the roadside boundary with a natural water supply to the south westerly boundary and Wanless Water. There is a public footpath that runs off Red Lane down the westerly boundary following the historic access lane to Heirs House Farm. The land is offered for sale by informal tender freehold with vacant possession on completion.

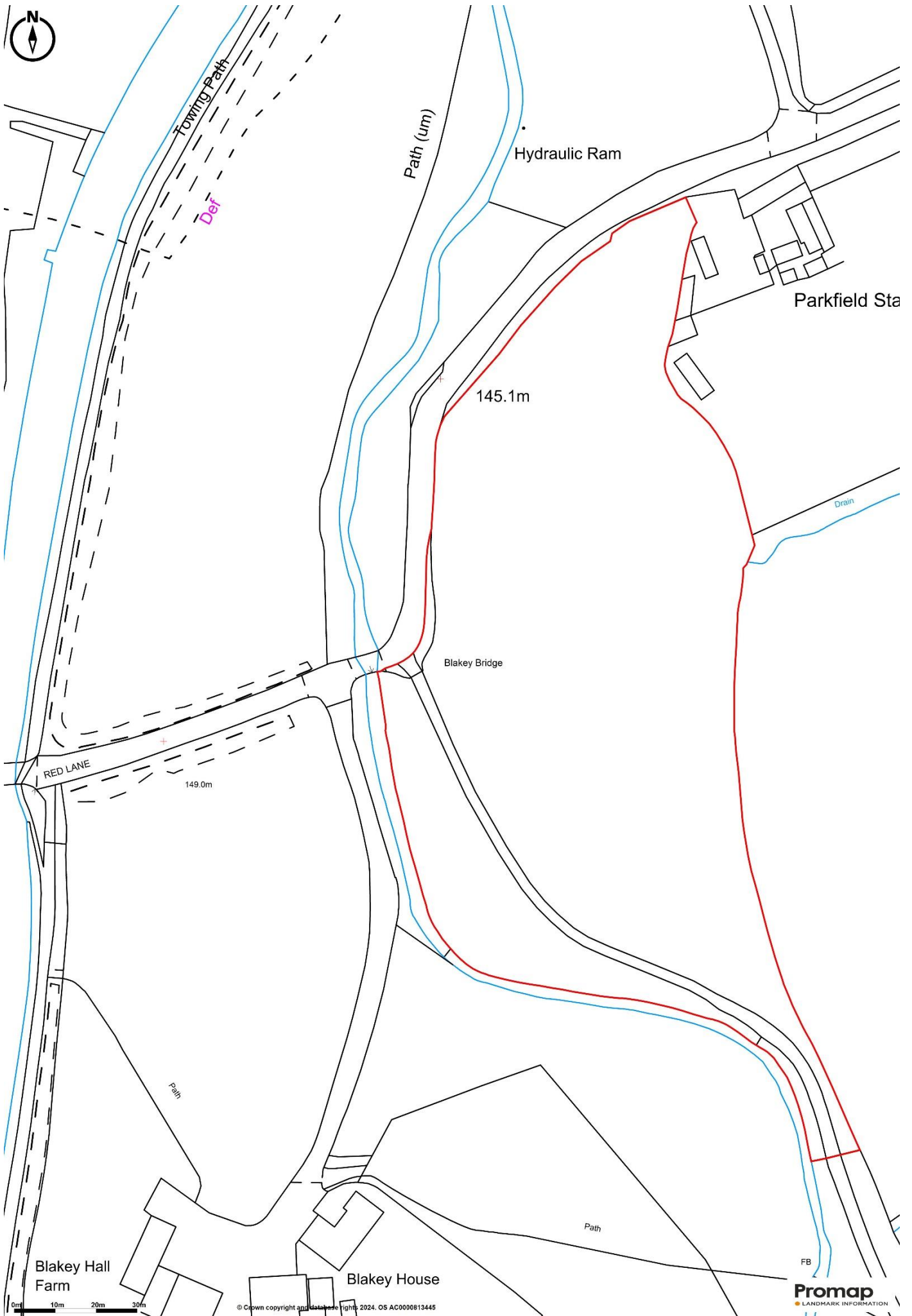
**Viewing** can be carried out at anytime during daylight hours with the benefit of these particulars to hand.

**Tender deadline** noon 26<sup>th</sup> June 2024, clearly marked '**Land at Red Lane**'. Tender forms available at [www.rturner.co.uk](http://www.rturner.co.uk)

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



Towing Path

Def

Path (um)

Hydraulic Ram

Parkfield Sta

145.1m

Blakey Bridge

RED LANE

149.0m

Path

Path

Blakey Hall Farm

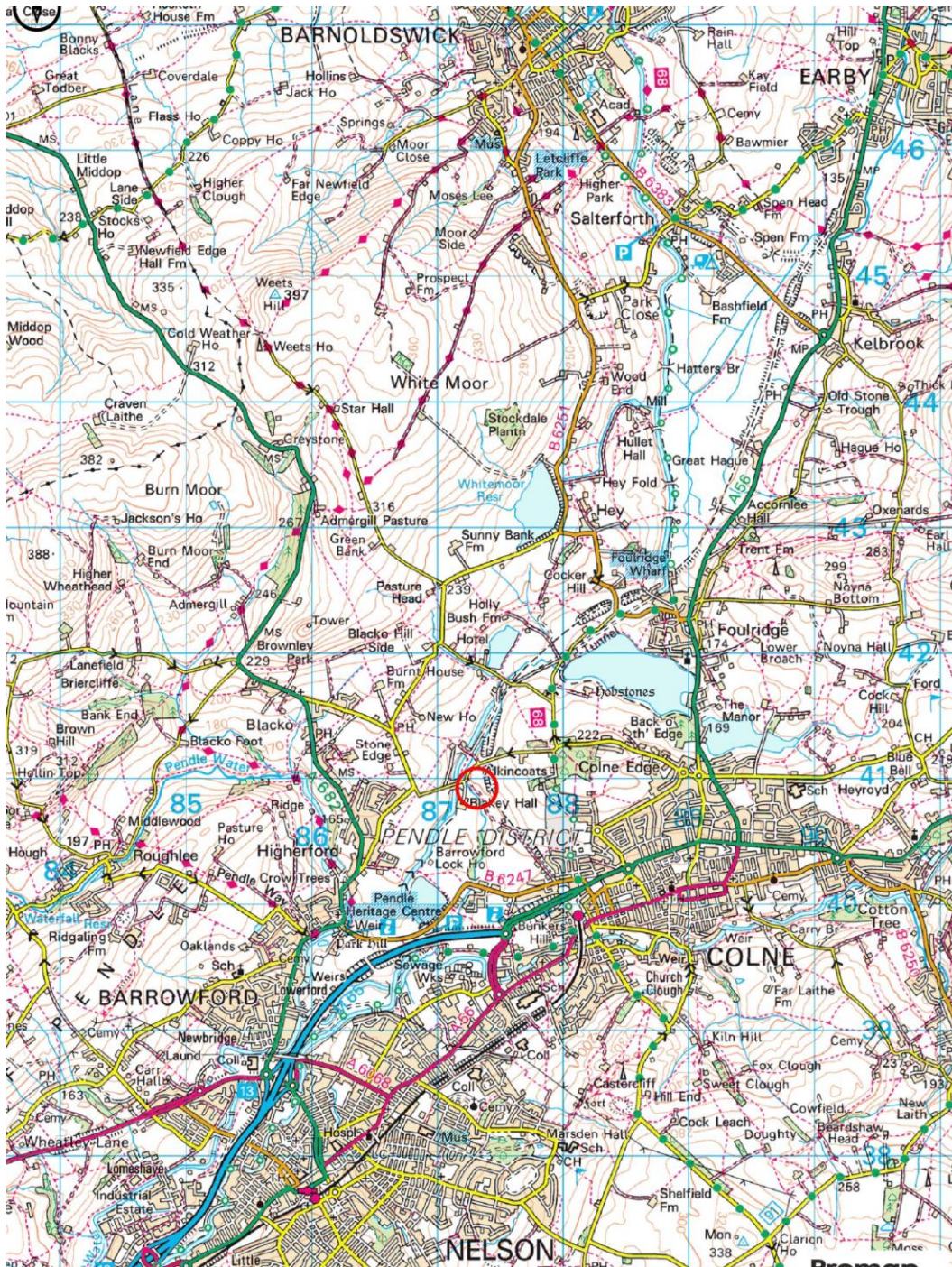
Blakey House

FB



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