



24.62 acres Land off Duckworth Hall Brow
Duckworth Hall Brow, Oswaldtwistle, Accrington, Lancashire
BB5 3RQ

Offers in the region of £250,000

A unique opportunity to acquire 24.62 acres of productive pasture and meadow land located in a highly accessible location, just off Duckworth Hall Brow, between Blackburn and Oswaldtwistle.

Of serious interest to both agricultural and lifestyle buyers alike, the land benefits from planning permission for a 170m² agricultural building and significant opportunity for further enhancement.

For sale by private treaty, freehold as a single lot with the benefit of vacant possession. Viewing by prior appointment with selling agents only. Reference RS.

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

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Description

A productive area of pasture land located off Haslingden Road, Oswaldtwistle, with the benefit of planning permission for an agricultural building. The land comprises a total of 24.62 acres, currently split into four well proportioned and useable field areas with an existing 25m x 10m poly tunnel.

All fields can be accessed off an existing hardcore track running along the West boundary of the property. Good access to the property from Duckworth Hall Brow is gained from an established track adjacent to the 'Duckworth Hall Inn'.

The land benefits from stock netting on all boundaries. The land is in good heart, and would be an attractive investment for agricultural, lifestyle or small holding buyers alike. BPS entitlements included in sale.

Planning consent for a 18.5m x 9.2m (170m²) general purpose agricultural building was granted by Hyndburn Council on the 26th April 2019 (ref: 11/19/0147).

The land is shown edged red on the attached plan. The footprint of the proposed agricultural building with planning consent is shown hatched blue.

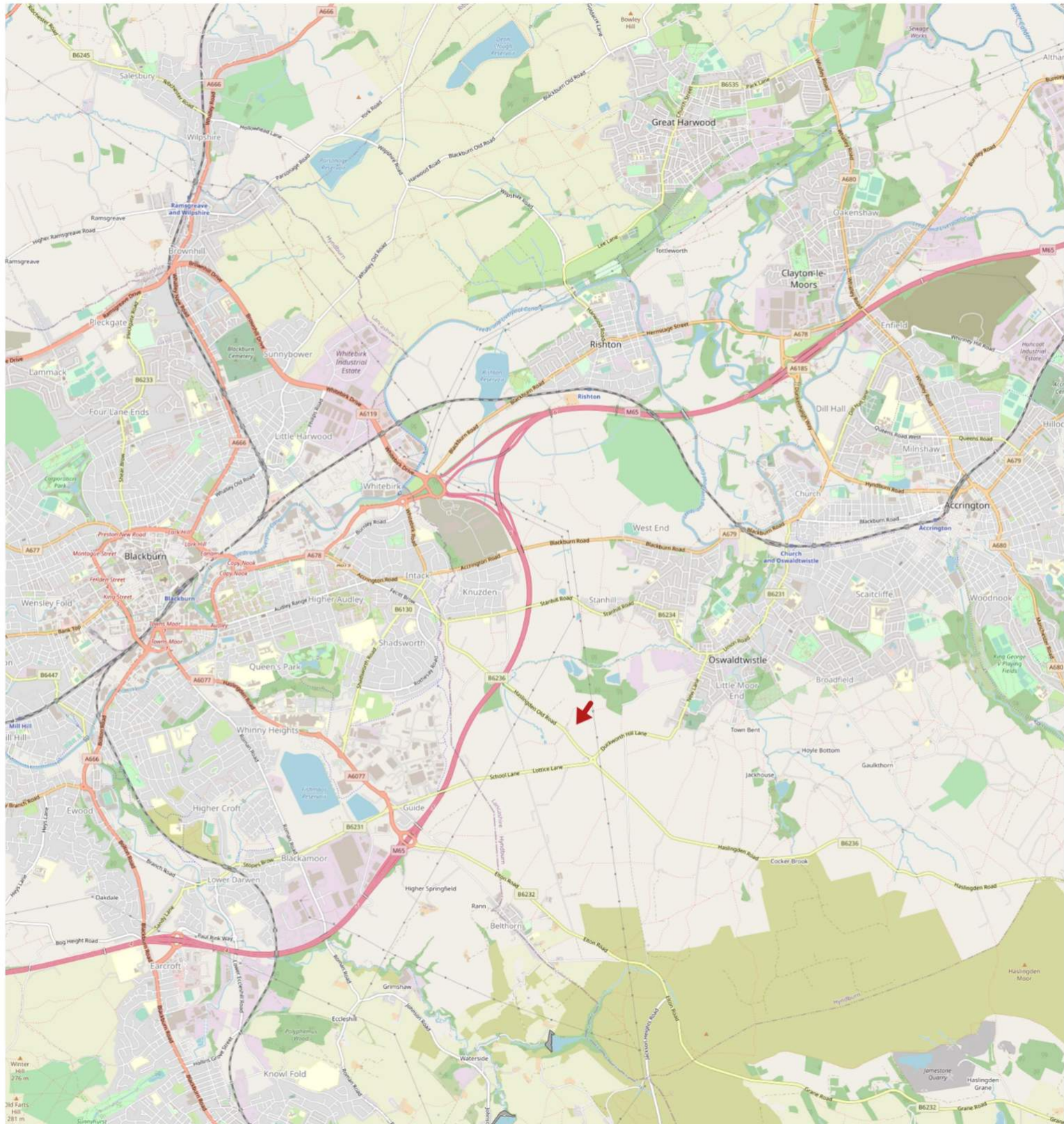
Viewing by prior appointment with selling agents only. For further enquiries please contact our Sawley office reference RS.



Plan of Land

24.62 acres - Land at
Duckworth Hall





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