



**8.95 acres - Land at Wyndyates**  
**Slaidburn Road, Newton in Bowland, Clitheroe, Lancashire**  
**BB7 3DL**

**Guide Price: £75,000**

A unique opportunity to acquire an area of productive grassland in the heart of the Hodder Valley. The land comprises a single field, extending to a total of 8.95 acres of productive grassland currently used as pasture however, has been mown annually until recently. The land benefits from a natural water supply, has a North West aspect and is enclosed on three sides with well maintained stone walls. A stock netting fence forms it's North boundary. Access is provided by two gates in the North boundary fence or from a single gate in the South boundary wall.

For sale as a single lot by informal tender, with the benefit of vacant possession. BPS entitlements included with sale.

Offers in writing, using the tender form provided, are invited by 12 noon Wednesday 17th November.

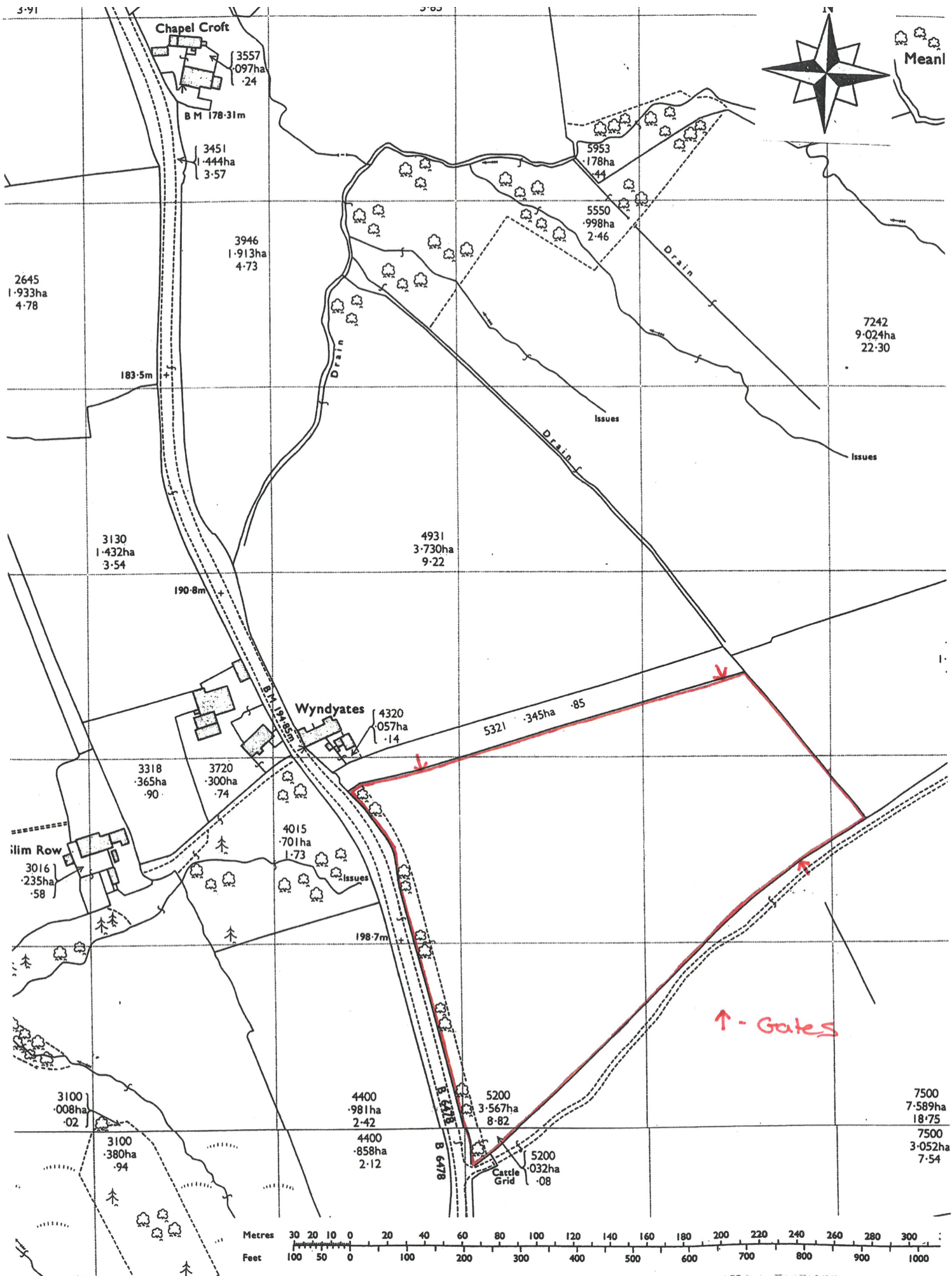
Viewing - at any time, in daylight hours with a copy of these particulars to hand.

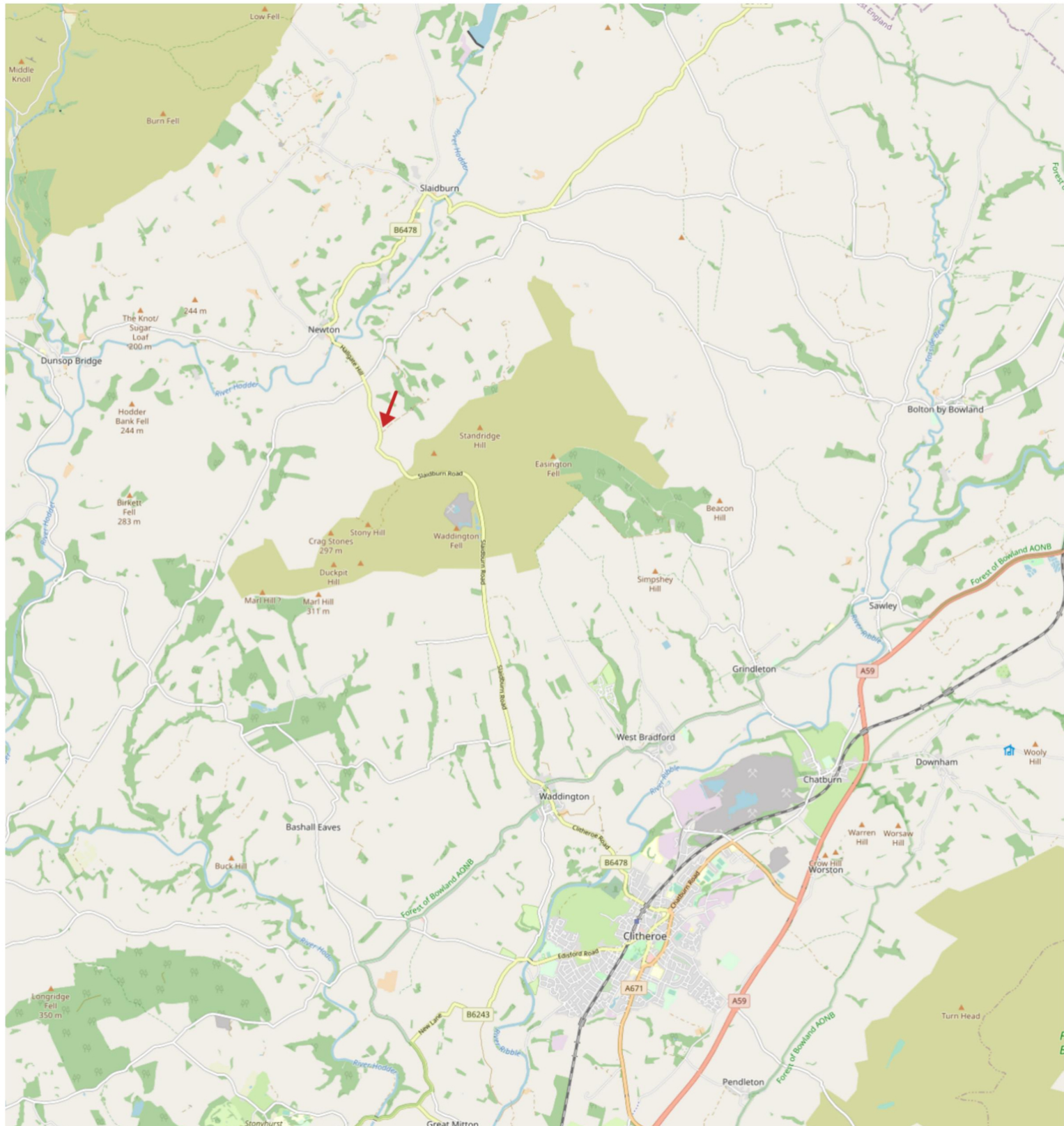
---

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

T: 01200 441351 E: [Sawley@rtumer.co.uk](mailto:Sawley@rtumer.co.uk) W: [www.rtumer.co.uk](http://www.rtumer.co.uk)

# Plan of Land





Old Sawley Grange, Gisburn Road  
 Sawley, CLITHEROE BB7 4LH  
 T: 01200 441351  
 F: 01200 441666  
 E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,  
 BENTHAM LA2 7HF  
 T: 015242 61444  
 F: 015242 62463  
 E: bentham@rturmer.co.uk

14 Moss End, Crooklands,  
 MILNTHORPE LA7 7NU  
 T: 015395 66800  
 F: 015395 66801  
 E: kendal@rturmer.co.uk



**MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.