



Valuable Meadow/Pastureland

Approx. 1.88 acres (0.76ha)

Land lying to the north of Walverden Reservoir,

Southfield, Nelson,

BB9 0HZ

Guide Price £25,000

A genuine and handy size piece of grassland well located in Southfield on the edge of Nelson. The land has good prospects for the farmer, lifestyle and investor buyers alike.

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

Tender deadline: noon 19th June 2024, clearly marked '**Tender for Land near Walverden Reservoir**'.
Tender forms available online or on request.

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

Description

The land extends to 1.88 acres (0.76ha) and is shown edged red on the enclosed plan with stock proof boundaries and access through Riverside Industrial Park coloured yellow. A public footpath runs north to south across the western section of the land as shown on the plan. There is also a septic tank located on the land, which serves Thaw House to the east of the land. There are currently no services to the land.

The land is sold freehold with the benefit of vacant possession and is offered for sale by informal tender. Offers in writing are requested by midday Wednesday 19th June 2024 to the offices of the selling agents.

Anti-Money Laundering Regulations

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.

Prospective buyers should be aware that if they submit a tender for the property and if their offer is to be accepted it would be required that they provide documents in relation to money laundering regulations. These must be in the form of photographic identification (i.e., driving license or passport, and a utility bill showing the potential purchaser's address).

These can be provided in the following ways:

- Bring original documents to copy into Richard Turner & Son Sawley office; or
- Post original documents to copy to be copied and returned; or
- Post a certified copy via your solicitor.

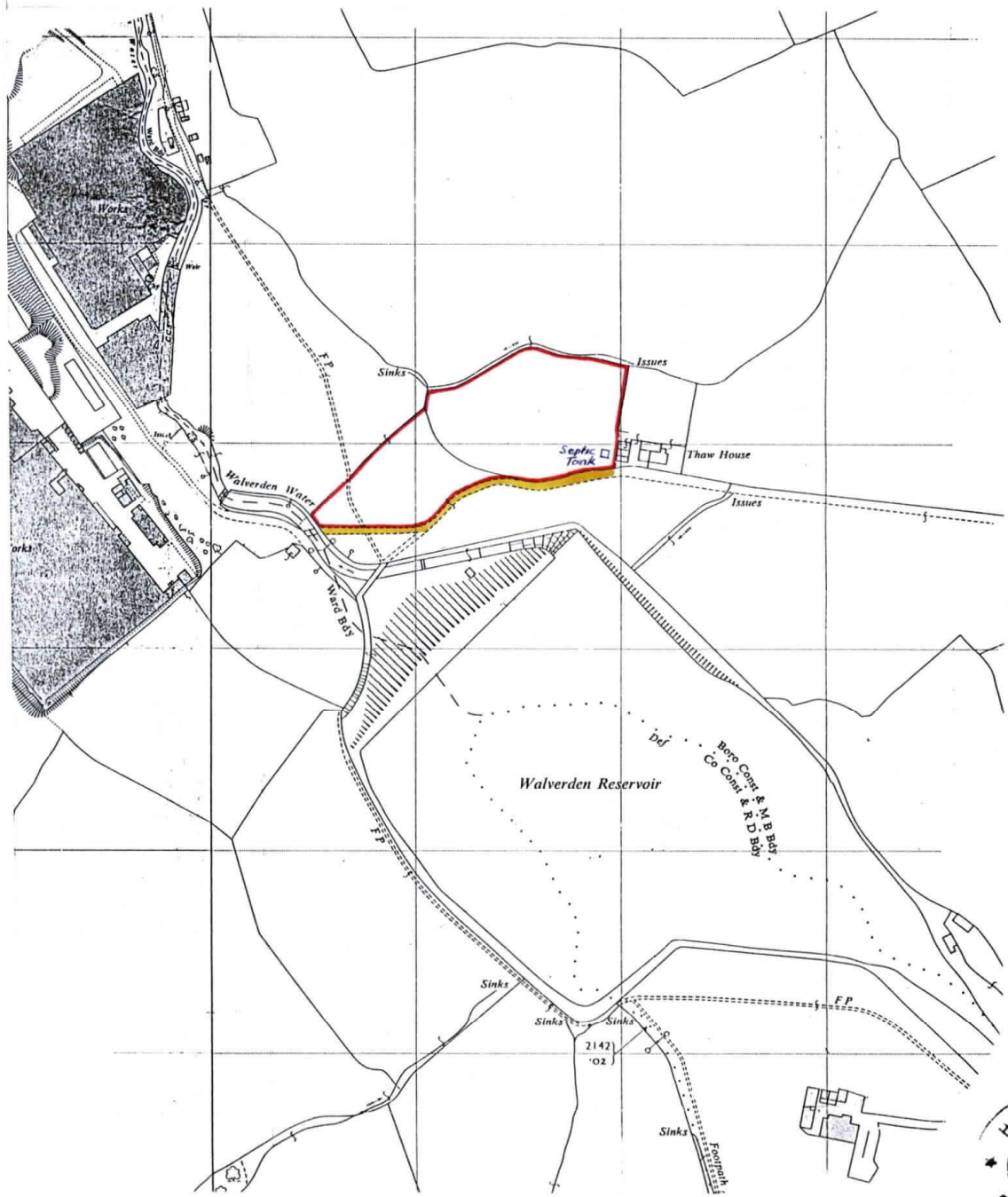
Proof of funds will be required with any tender made.

General Remarks and Stipulations

The Property is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

The Vendor reserves the right to sell the whole property or any part of it before the Informal Tender Deadline.

H.M. LAND REGISTRY		TITLE NUMBER	
		LA693721	
ORDNANCE SURVEY PLAN REFERENCE	SD 8736	Scale 1/2500	
COUNTY LANCASHIRE		PENDLE DISTRICT	© Crown Copyright





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