



Bolton by Bowland - 3 Miles

Clitheroe - 8 Miles

Ling Hill Farm
Holden Lane, Bolton by Bowland
Clitheroe, Lancashire
BB7 4LZ

Lot 1 £475,000 (guide price)
Lot 2 £25,000 (guide price)

An opportunity to purchase a very desirable country retreat with panoramic views of unspoilt countryside in an area of outstanding natural beauty. The property is freehold with the benefit of vacant possession and is situated three miles north of the hamlet of Holden near Bolton by Bowland up Holden Lane leading out towards Tosside as shown on the location plan and is approximately five miles from the A59 Preston to Skipton trunk road.

Viewing strictly by appointment with the Selling Agents Richard Turner & Son

FOR SALE BY INFORMAL TENDER - offers in writing by 12noon Friday 17th April 2020.

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

T: 01200 441351 E: Sawley@rtumer.co.uk W: www.rtumer.co.uk

LOT 1

Former farmhouse, adjoining barn and about 66.69 acres.

Three bedroom stone built former farmhouse with adjoining stone built three bay barn and detached stone built pair of loose boxes. The buildings are not in good repair and must not be viewed without the selling agent. The schedule of field numbers and areas is shown below.

SCHEDULE

LOT 1 edged red – Former farmhouse adjoining barn and about 66.69 acres

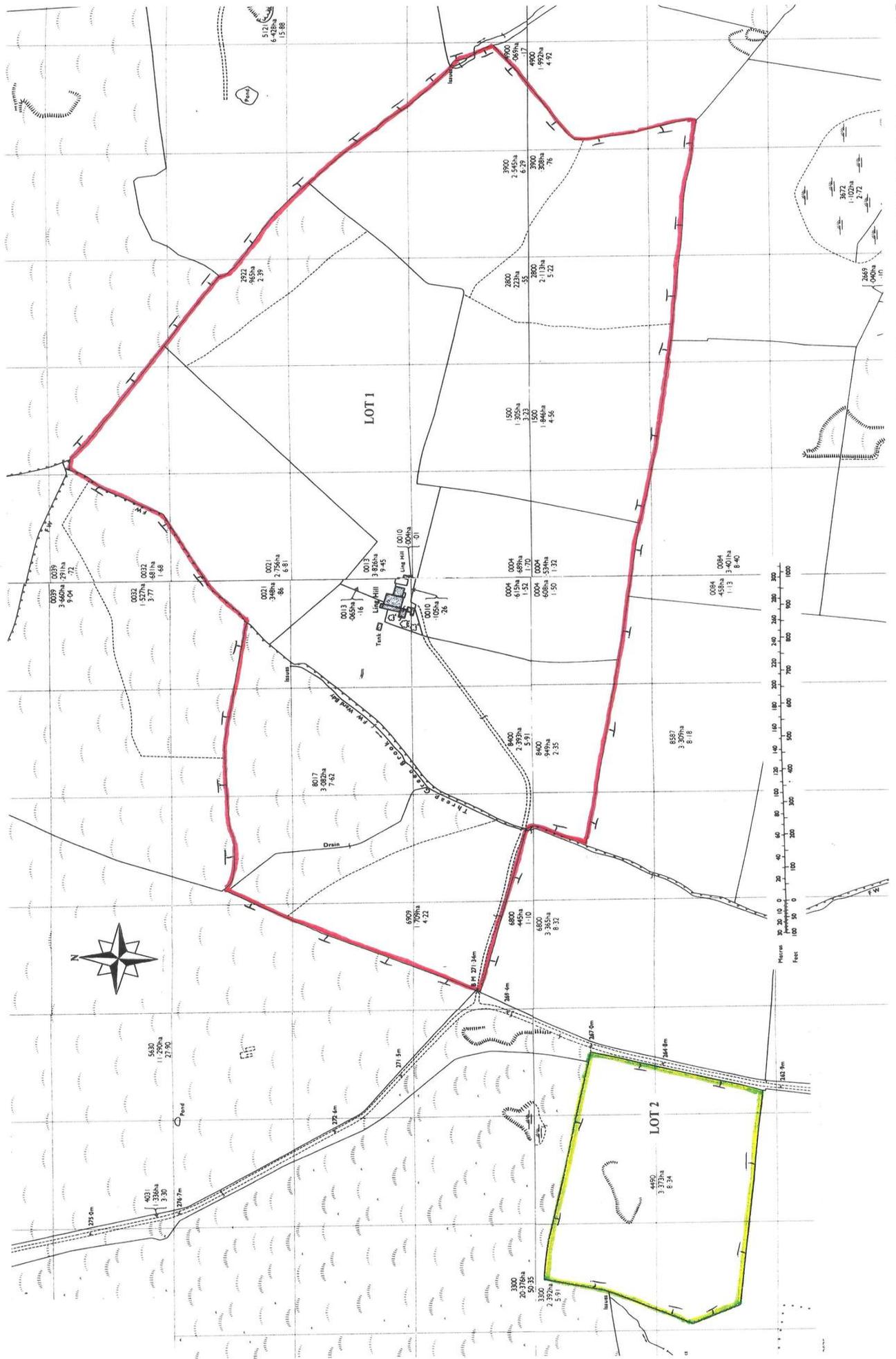
OS	6909	4.22	pasture
OS	8017	7.62	rough pasture
OS	0021	7.67	pasture
OS	2922	2.39	rough pasture
OS	0013	9.61	pasture
OS	0010	0.27	former farmhouse and buildings
OS	8400	8.26	meadow
OS	0004	6.04	meadow
OS	1500	7.79	pasture
OS	2800	5.77	rough pasture
OS	3900	<u>7.05</u>	rough pasture
		<u>66.69</u>	acres or thereabouts

LOT 2 edged green – Roadside field about 8.34 acres

OS	4490	<u>8.34</u>	meadow
		<u>8.34</u>	acres or thereabouts

The farmland is registered with the Rural Land Registry and has the benefit of entitlements under the Defra Basic Payment Scheme. The entitlements will be transferred to the owner of the land after completion of the sale in good time to allow for a claim to be activated for the 2021 scheme year and beyond.

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.