



25.66 acres
Prime Meadowland
at
Crook Gate Lane
Out Rawcliffe
Preston
PR3 6TR
Guide £275,000 (as a whole)
(for sale by Private Treaty)

A great opportunity to acquire a genuine and quality block of agricultural land in the North West of England. Providing just over 25 acres of grade 3 meadowland in the parish of Out Rawcliffe in the district of Preston. Quietly located with roadside access, good boundary hedges, stockproof fences with a mains water supply, the land will appeal to many different buyer types. Offered for sale by private treaty freehold with vacant possession available on completion. Viewing available on request by permission of the selling agent.

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

Description

A quality block of agricultural meadowland and on the outskirts of Out Rawcliffe in Preston, North West of England. The land has the benefit of good roadside access provisions to accommodate modern farming practices and agricultural machinery. The land has a separately metered mains water supply, good boundary fences and hedges all in stockproof condition. The land is split into four separate parcels shown on the boundary plan edged red extending to approximately 25.69 acres attached with this brochure and has no public rights of way passing over it.

Tenure

The land is offered for sale freehold with vacant possession on completion. Currently occupied under an informal short term grazing and mowing agreement terminating at short notice or completion of sale whichever comes first.

Rights of Way

The land has a legal deed of easement with National Gas for the underground gas line traveling across the top north west quarter of the land. The vendor will reserve a right of access for vehicular and pedestrian access along the yellow colored line on the attached boundary plan for access to Castle Hill wood.

Sporting Rights

Excluded from the sale

Restrictive Covenants

No restrictions

Method of Sale

To be sold by private treaty. Expressions of interest or any questions please contact our office to speak with the managing agent. Any offers made will need supporting proof of funds and agreement to carry out government anti money laundering checks.

Viewing by appointment only

W3W Location ///sideboard.headache.logged



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





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Promap
LANDMARK INFORMATION



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

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

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