



Colne 3 miles

**Piked Edge Farm**  
**Skipton Old Road**  
**Colne**  
**BB8 7EP**

Skipton 7 miles

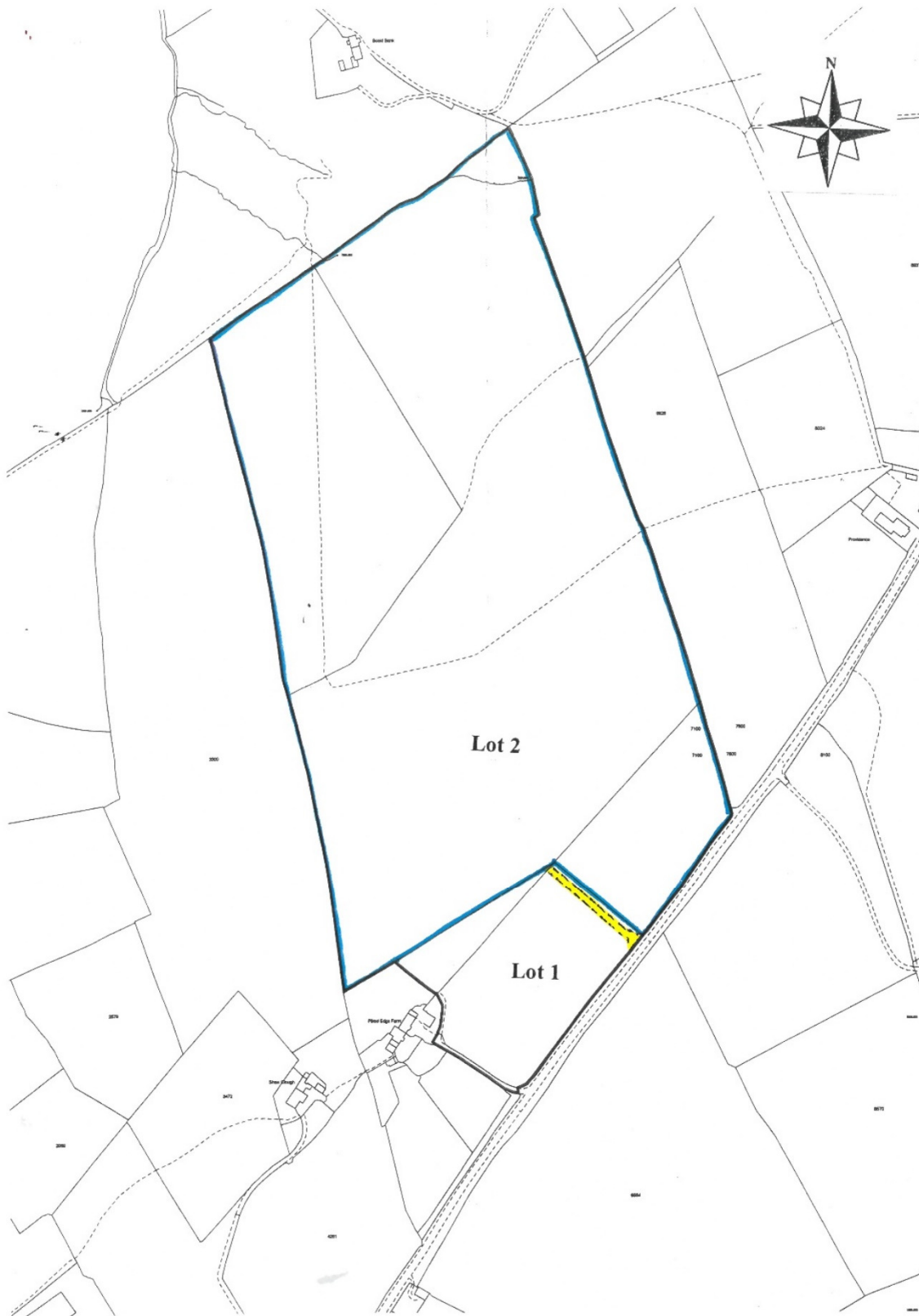
**Lot 1** Agricultural Building 340' x 50' of steel frame structure with the benefit of class Q general permitted development under Pendle Borough Council Ref 23/0690/AGD dated 15<sup>th</sup> May 2024 for conversion to single storey dwellings viz one detached four bedroom and four attached two bedroom. Freehold with vacant possession in a 4.25 acre setting adjoining Skipton Old Road. Guide price £400,000.

**Lot 2** Productive grassland extending to 41 acres adjoining and running north from Skipton Old Road with reserved right of access through Lot 1. Freehold with vacant possession. Guide price £250,000.

**Viewing** By appointment through the Selling Agents

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel. 01200 441351 email [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

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**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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