



**Equine Facilities**  
**10 acres**  
**Woodplumpton Road**  
**Burnley**  
**BB11 3RR**  
**Guide Price £225,000**

An opportunity to purchase a recently constructed stable yard on the outskirts of Burnley. A well located facility set in approximately 10 acres with the benefit of a modern 3 bay steel portal frame building (38' x 38.5') concrete yard area and 40m x 18m manège. The building currently has 6 timber built stables approximately 12' x 12' the building is timber clad with corrugated fibre cement roof sheets. There are no mains services at present however a natural spring water supply can be utilized at the rear of the building. Mains services are available at the public highway. Offered for sale freehold with the benefit of vacant possession.

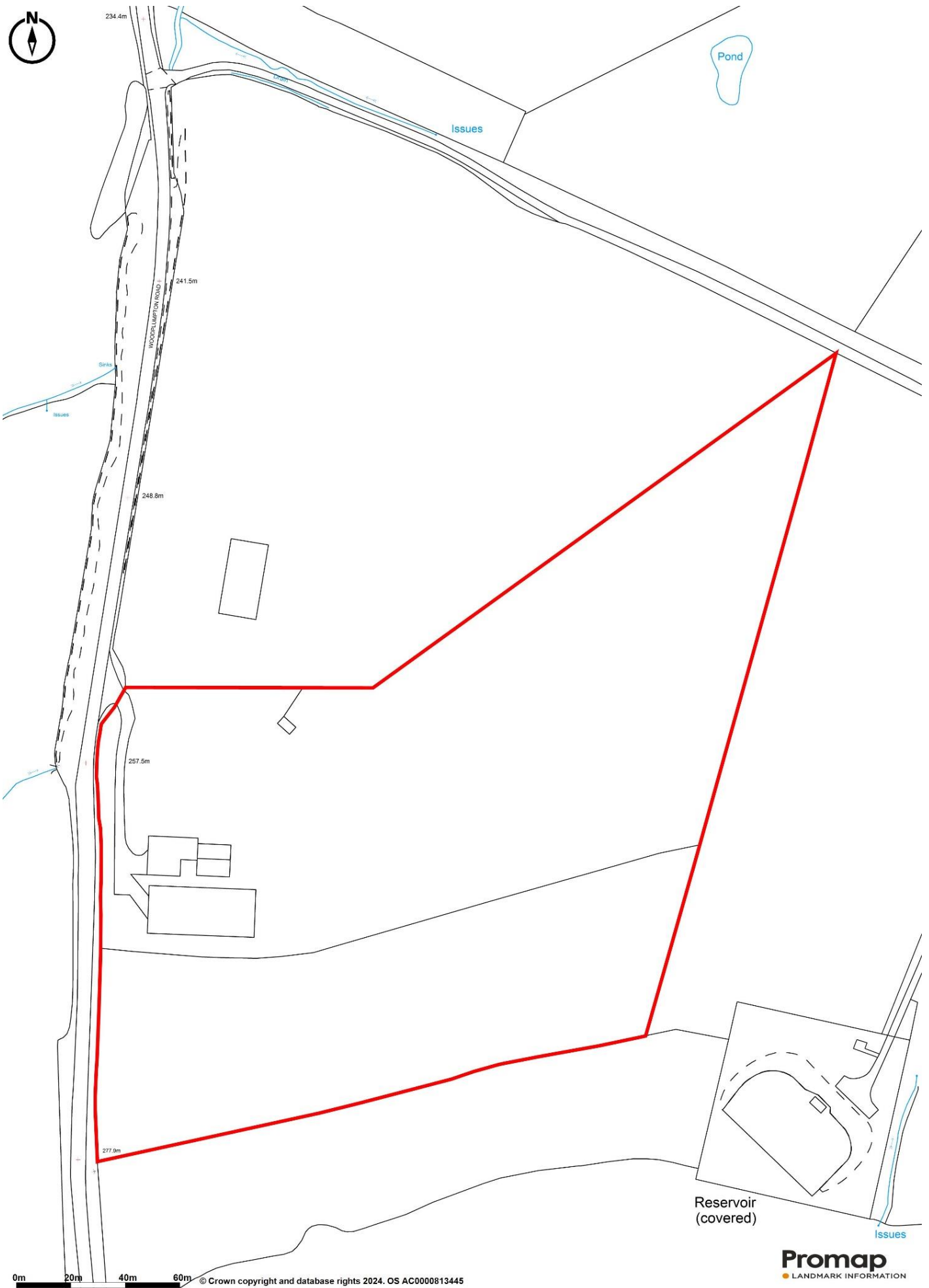
Planning permission was granted under application number app/2018/0105 with Burnley Council in 2018 for the construction of the facilities. The facility has permission for private use only and cannot be conducted as a business or livery yard. Condition 7 was discharged however condition 11 is partially discharged although the work has been carried out is yet to be signed off by the building inspector.

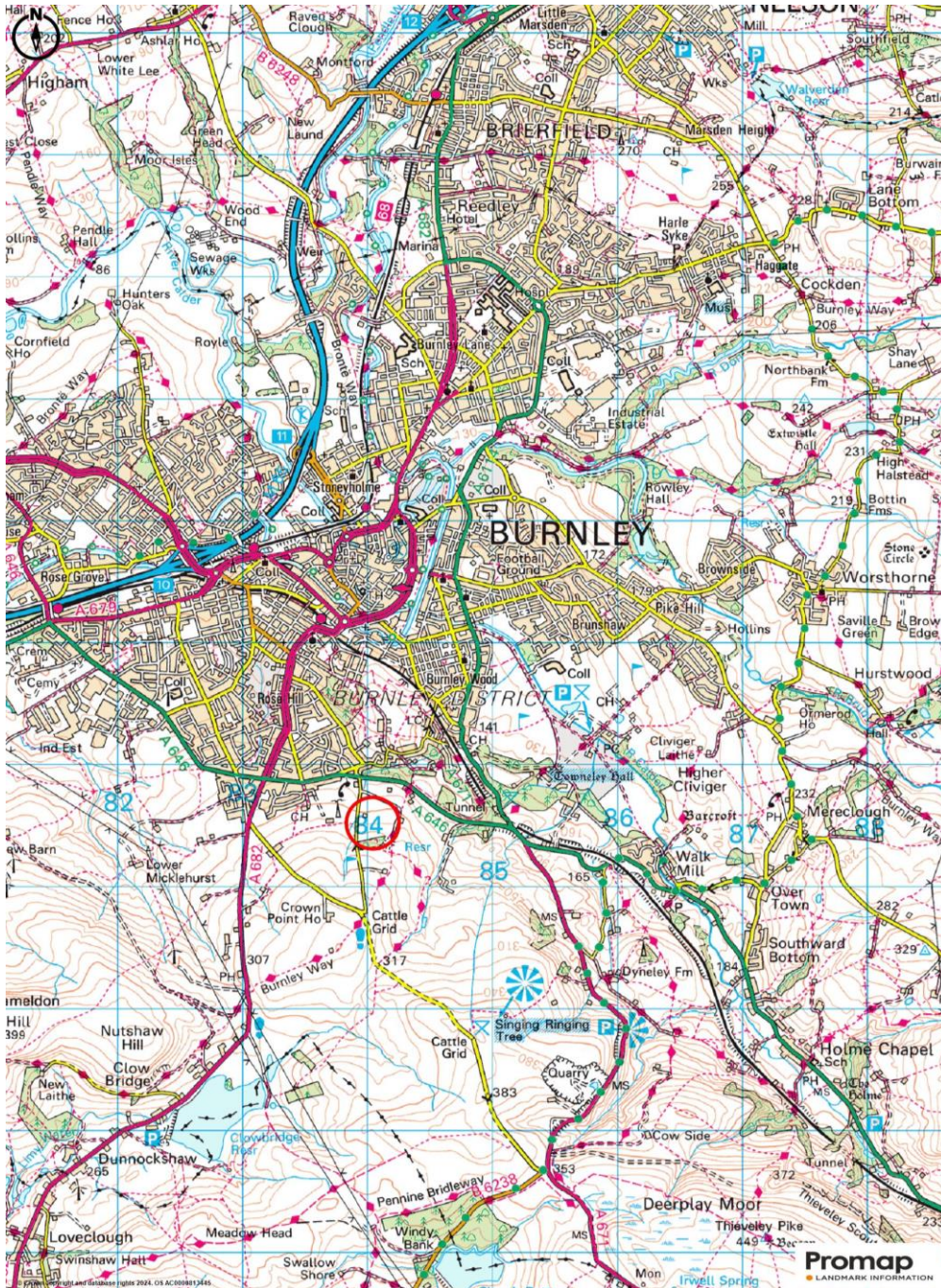
Viewings by appointment through the selling agents.

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



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.





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

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

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



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