



**Field Adjoining Colne Road, (A56)  
Kelbrook, Colne BB18 6XY**



This valuable field extends to 6.46 acres shown on the plan with a boundary edged red with an entrance gate directly off the A56.

The field is productive grassland with stockproof boundaries and a good stone wall boundary to the main road.

There is a stream flowing in and out of the south boundary providing a natural source of water for animal needs. The south boundary adjoins the Stone Trough Inn which is a select country hotel and restaurant. There is a public footpath which runs in a straight line from the roadside entrance gateway via a stile in a north westerly direction to the north west corner of the field, the route of which is shown on the plan.

The land is freehold and is for sale with vacant possession on completion.

The current use of the field is agricultural and the sale will include an overage covenant to benefit the current owners and their successors for a period of twenty years from the completion of the sale. The overage covenant will cover the whole of the field with a development clawback of 50% of any uplift in value triggered by a valid planning permission.

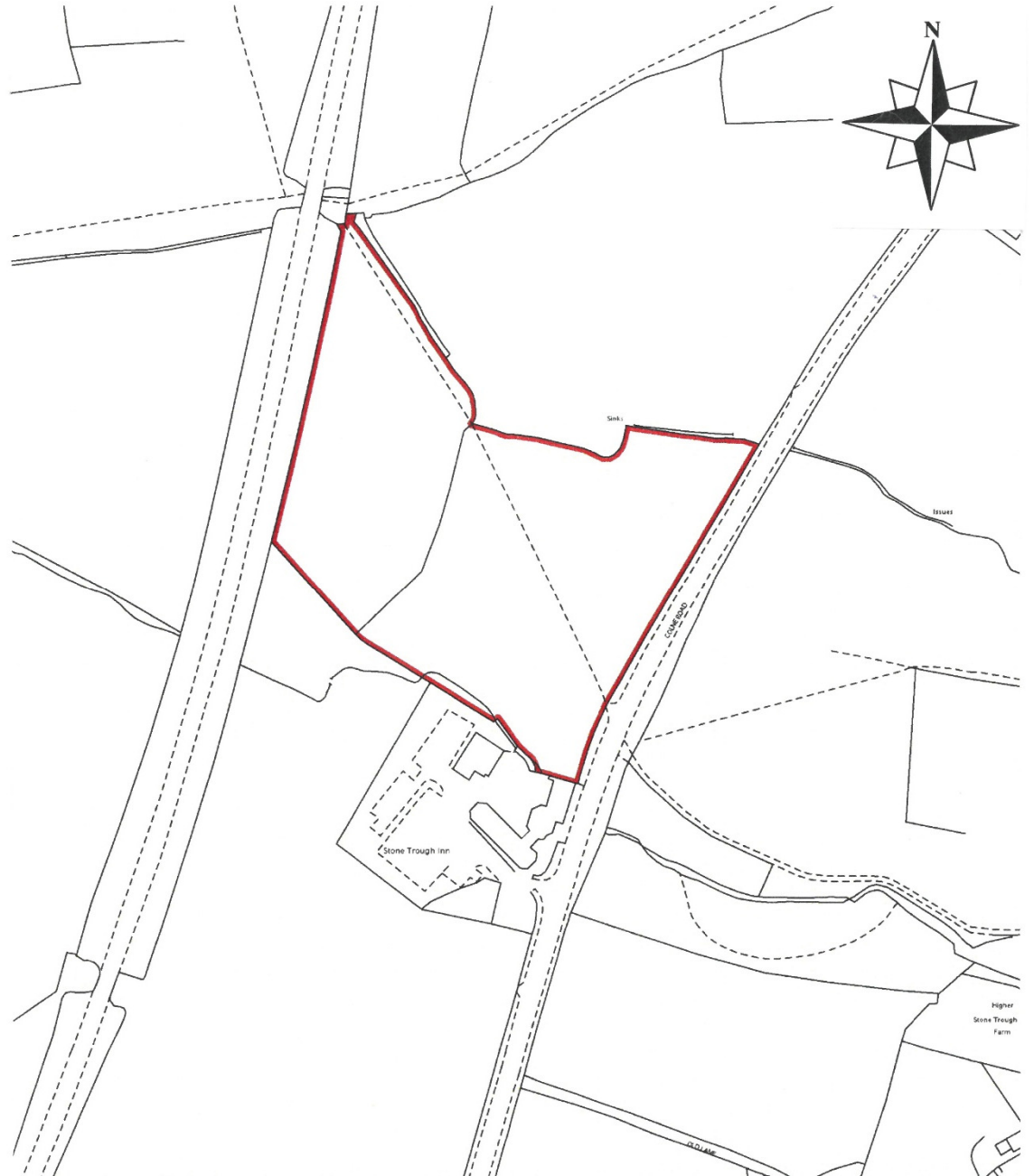
**Price** Offers in excess of £70,000 seriously considered.

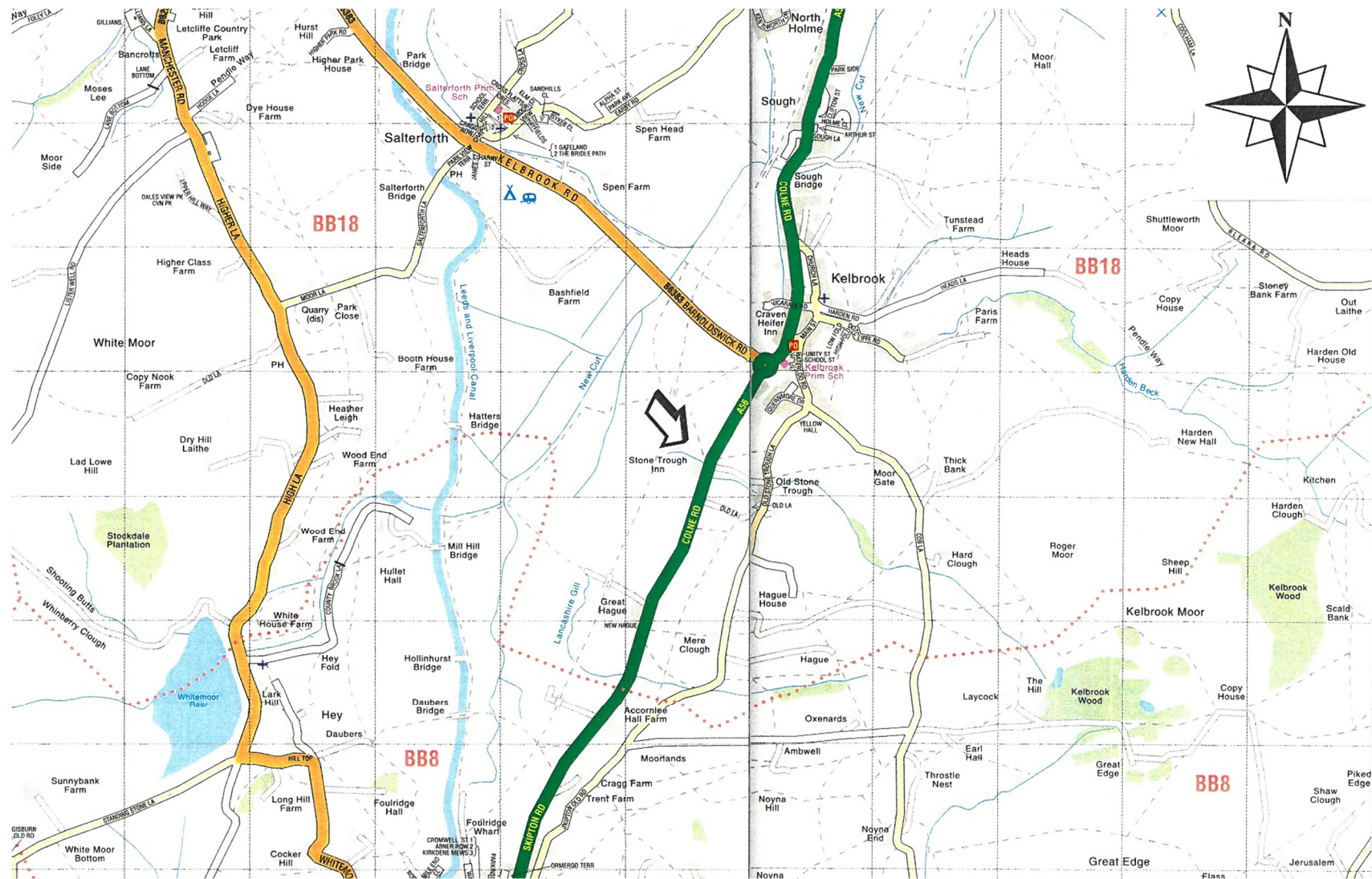
**Viewing** By appointment through the selling agents or walking the public footpath with due regard to the sheep and lambs in the field.

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel 01200 441351 or email to [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.





**Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH**