



**Land off Back Lane
Long Preston**

Land off Back Lane, Long Preston, BD23 4RD

Circa 0.74 acres (0.30 ha)

Guide Price: £35,000

DESCRIPTION

An exciting opportunity to purchase a block of land which has historically been used for allotments and recreational purposes. Accessed off Back Lane, the land borders properties on the Ribblesdale Estate and presents a number of opportunities for future owners subject to any necessary consents.

LOCATION

Situated off Back Lane, the land benefits from vehicular access. Station Road is the nearest highway that links to the main A65 running through the village of Long Preston.

TENURE

The land is currently occupied by a tenant under a Farm Business Tenancy that ends on 30th November 2025 and vacant possession will be granted on that date.

OVERAGE CLAUSE

The land is offered for sale subject to an overage clause which commenced in December 2023 and runs for a period of 20 years and is for 25% of any uplift in value resulting from the grant of planning consent for any development on the land.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. The Vendor is not aware of any footpaths that cross the land but interested parties should carry out their own due diligence prior to making an offer.

SERVICES

It is understood there is a well which is currently covered for safety purposes.

VIEWING

Prior to viewing please register your interest with the selling agents so that they can confirm access arrangements.

OFFERS & ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or arrange a viewing, please speak to David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

Details Prepared: May 2025

