



Land off Esp Lane

Barnoldswick

Land off Esp Lane, Barnoldswick, BB18 5SB

Circa 11.4 acres (4.61 ha) of Grazing and Pasture land available as a whole or in two lots

Guide Price for the whole: £100,000

DESCRIPTION

Offered for sale are two parcels of pasture land previously of Lower Calf Hall Farm. Both parcels are accessed off Esp Lane and offer a number of opportunities for the future owner including continued use in agriculture, equestrian use and for environmental or recreational purposes subject to any necessary consents. The land is bounded by fences and hedges which are generally stock proof but interested parties must familiarise themselves with their condition prior to making an offer. Natural water supplies serve each parcel but this has not been tested and this should be checked as part of your due diligence.

The land has not been used intensively for agriculture in the recent past and has naturally become a haven for wildlife which may appeal to those looking to develop this further or for use for recreational purposes.

LOT 1

Extending to circa 7.33 acres (2.96 ha) shown edged red on the plan. This parcel sits to the south of Esp Lane and climbs up to join with Folly Lane.

Guide Price: £60,000

LOT 2

Extending to circa 4.07 acres (1.64 ha) shown edged blue on the plan. This parcel sits to the north of Esp Lane and runs down to a stream close to Lower Calf Hall Farm.

Guide Price: £40,000

VIEWING

Interested parties are asked to register their interest with the agent prior to viewing the land at their own convenience in daylight hours once in receipt of a copy of these particulars. Viewing is entirely at your own risk.

WHAT3WORDS

///engraving.touchy.robot

TENURE

The land is sold Freehold and vacant possession will be granted upon completion of the sale.

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. There are public footpaths running in close proximity to the land and interested parties should familiarise themselves with their location and how they may affect their intended use.

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 raise any queries, please speak to David Claxton on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

Details prepared: May 2025

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. **GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

