

Land at Box Houses

Luddenden Foot



Land at Box Houses, Old Lane Luddenden Foot, HX2 6QA

Pasture land extending to approx. 1.23 acres (0.5 ha)

Guide Price: £25,000

DESCRIPTION

An opportunity to purchase an attractive block of farmland within the village of Luddenden. Access is provided off New Road and the land is bounded by a mixture of drystone walls and fences.

Water is provided from a natural source and the land presents a number of opportunities including continued use in agriculture, equestrian, recreational use or for environmental and conservation purposes subject to any necessary consents.

ACCESS

Access to the land is off New Road, Luddenden and interested parties should familiarise themselves with this to ensure it meets their requirements prior to making an offer.

WHAT3WORDS

///fell.bypassed.scavenger

OVERAGE

The land is sold subject to an overage for any change of use or development other than agricultural. The Vendor and their successors shall be entitled to 50% uplift in value generated from the grant of planning permission for a period of 25 years from the date of this sale.

VIEWING

Interested parties are asked to register their interest with the agent prior to viewing the land and then to do so at their own risk in daylight hours once in receipt of a copy of these particulars.

TENURE

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

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

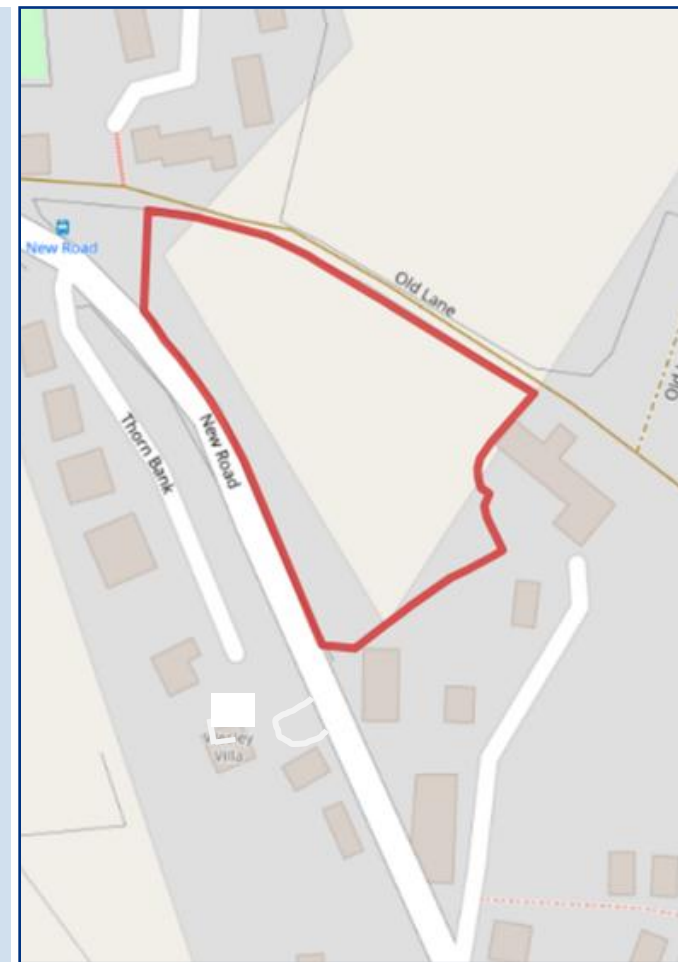
The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are public footpaths close to the land and interested parties should familiarise themselves with their location and how they may affect their intended use.

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: April 2026



Not to scale—for identification purposes



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