



Land off Heckenhurst Avenue Burnley

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Land off Heckenhurst Avenue Burnley, BB10 3JN

Meadow land extending to approx. 7.97
acres (3.22 ha)

Guide Price: £100,000 plus VAT

DESCRIPTION

This useful block of agricultural land is accessed off Heckenhurst Avenue via a track which is included within the sale.

The land is used for grazing and livestock feed production and is bounded by a mixture of drystone walls which are the responsibility of the landowner and a stock proof fence to the new housing development. The land presents a number of opportunities including continued use in agriculture, equestrian or recreational use subject to any necessary consents.

SERVICES AND ACCESS

There are no services to the land. Access is via a hardcore track off Heckenhurst Avenue which leads to a field gateway on the northern boundary. The track is included with the sale.

WHAT3WORDS

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OVERAGE

The land is sold subject to an overage clause for any 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 50 years from the date of this sale.

TENURE

The land is currently subject to a Grazing Licence but 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. Interested parties should familiarise themselves with any nearby footpaths and how they may affect their intended use.

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.

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: June 2026



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