

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



**FOR SALE**

by informal tender

**GRAZING/PONY Paddock LAND  
off HASLINGDEN OLD ROAD  
OSWALDTWISTLE  
ACCRINGTON  
BB5 3RG**



**Offers invited over: £40,000**

**To be submitted by 11am on Friday, 16<sup>th</sup> July 2021**

- 2.8 Acres (1.133 hectares) or thereabouts
- Relatively level, well fenced paddock
- Convenient easily accessible location
- Erection of stables permissible

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



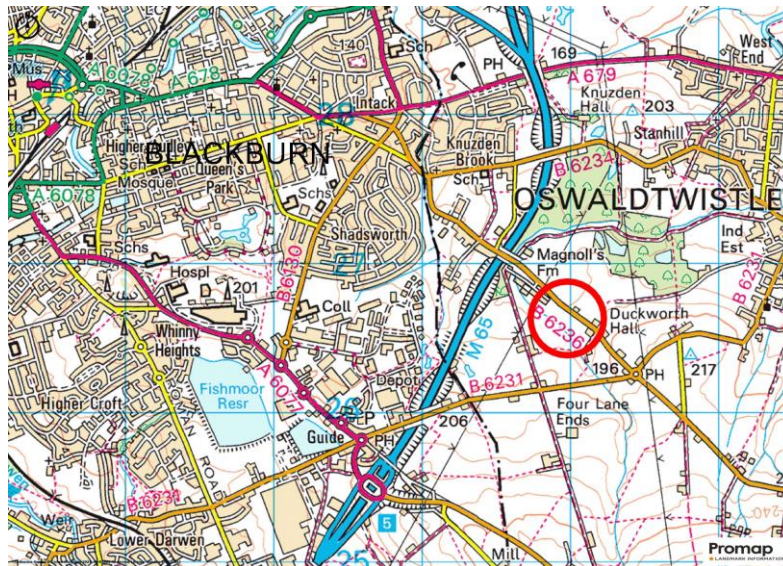
**CHARTERED SURVEYORS**

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** Attractive and appealing small parcel of grazing land, ideally suitable for use as a pony paddock, located on the south eastern outskirts of Blackburn and readily accessible from densely populated areas and access from the M65 motorway.

**Location:** Proceeding south east out of Blackburn along Haslingden Old Road (A6236), cross over the motorway and the land is then on the right. See location map.



**Tenure:** The site will be sold Freehold and free from Chief Rent.

Full vacant possession will be provided on completion, if permission is obtained within the next 30 years for a use other than that associated with agriculture or equestrian activities, the vendors will be entitled to a clawback payment of 50% of the enhanced value.

**Services:** There are no services connected to the land but it is assumed they are available in the highway.

**Planning:** The land is situated in an area washed over as Green Belt in Hyndburn Local Plan.

In Policy DEM36: Equestrian Development, applications will be considered for the erection of stables on the basis that they should be one horse per acre and subject to a maximum of 3 stables plus tack room.

**To View:** By attendance on site.





# INFORMAL TENDER

(To be submitted by 11am on Friday, 16<sup>th</sup> July 2021)

on

LAND OFF  
HASLINGDEN OLD ROAD  
OSWALDTWISTLE  
ACCRINGTON  
BB5 3RG

Purchaser(s): \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Postcode: \_\_\_\_\_

Tel: Home \_\_\_\_\_  
Work \_\_\_\_\_  
Mobile \_\_\_\_\_  
Email \_\_\_\_\_

Solicitors: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Offer: Amount £ (words)

Is offer subject to: Sale of own home? **YES/NO** Sale of another property? **YES/NO**

If YES are contracts exchanged? **YES/NO**

If not sold status of sale? \_\_\_\_\_

Finance: i.e. Bank, Building Society, Cash \_\_\_\_\_ (Name of Finance Provider)

Maximum amount required: £ \_\_\_\_\_

Has written offer of finance been received? **YES/NO**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Return to: Peter E Gilkes & Company, 44 Market Street, Chorley, PR7 2SE  
Email: [info@peteregilkes.co.uk](mailto:info@peteregilkes.co.uk)

After submitting tender please telephone to confirm it has been received.