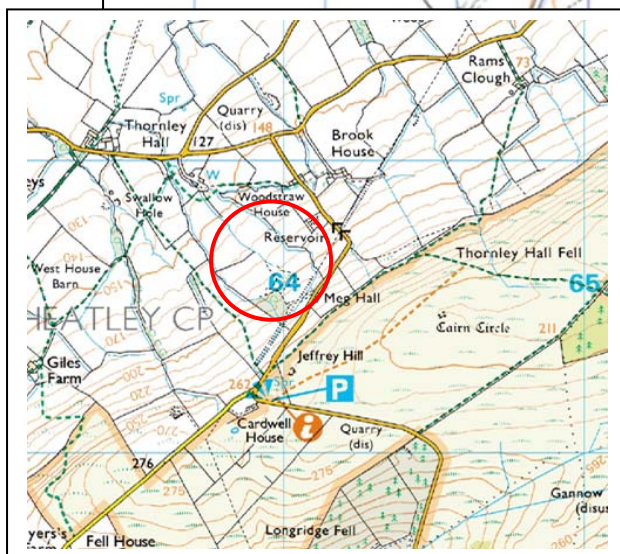
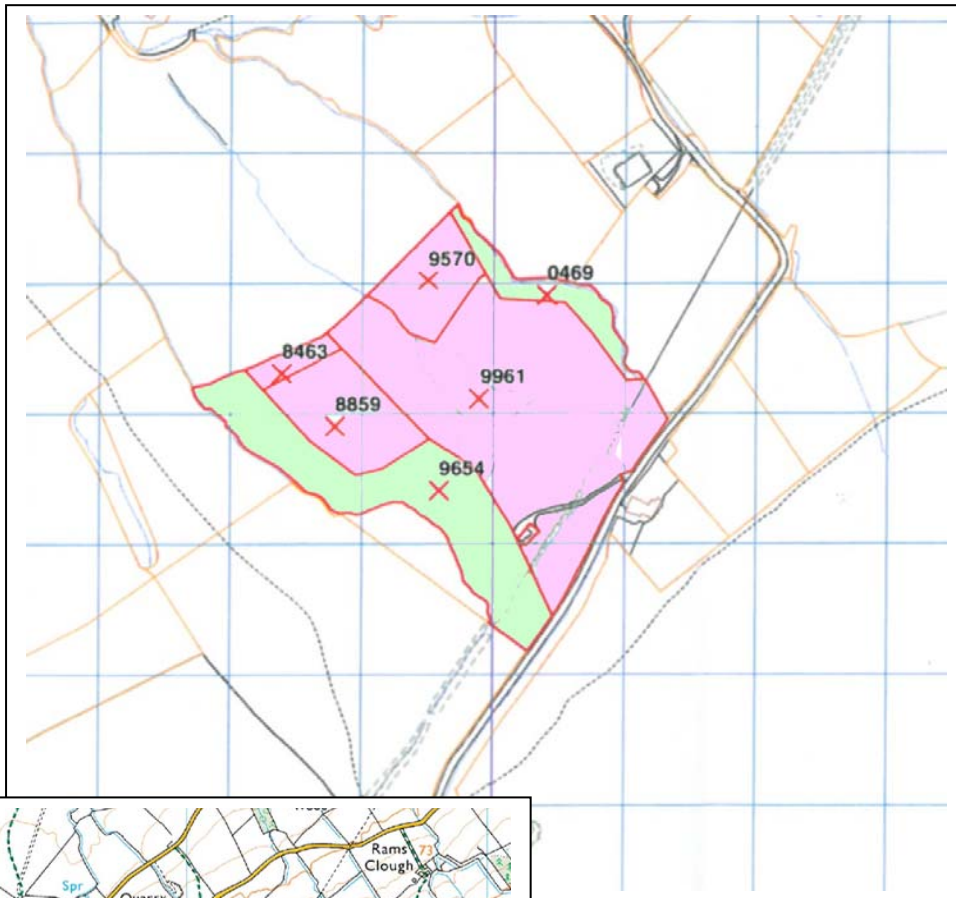


## Land below Jeffrey Hill, Thornley, Longridge

**14.3 acres or thereabouts of pasture and amenity woodland with small livestock building and good roadside access with stunning views over the Hodder Valley**



**For Sale by Informal Tender  
by 12 noon Tuesday 28<sup>th</sup> September 2010**

## Description

An excellent 14.3 acre block of land comprising pasture, woodland and a small livestock building with excellent road frontage, situated between Longridge and Chipping, suitable for agriculture or amenity uses subject to planning.

## Tenure

Freehold with vacant possession.

## Boundaries

Purchasers should assume responsibility for all external boundaries.

## Water Supply

Natural surface water supply

## Planning

Interested parties will need to contact the Planning and Development Department of Ribble Valley Borough Council (01200 425111) over any proposals for development of this property.

## Single Farm Payments

Single Farm Payment entitlement will not be transferred with the land.

## Wayleaves, Easements and Rights of Way

The land is to be sold subject to (if any) rights of way, telephone, electricity and water supplies; together with any other water, gas, oil and electricity wayleaves and easements

## Viewing

For further information and viewing arrangements contact Silverwoods (01200 423322).

## Tenders

All tenders must be made on the attached Tender form and returned to Silverwoods by **12 noon Tuesday 28<sup>th</sup> September 2010**. Offers will be subject to contract and the submission of the tender form will not form part of a contract.

The Vendor reserves the right not to accept the highest, or any particular tender.

## Vendors Solicitor

George Erdozain  
Harrison Drury & Co  
3 Fleet Street  
Preston  
PR1 2UT

Tel: 01772 258321

## Price Guide

£30,000- £45,000