

Burnley - 8 Miles

Todmorden - 4 Miles

PASTURELAND

Sagar Lane
Todmorden
Lancashire
OL14 8SE

17 Acres or thereabouts
As a whole or in 2 lots

For Sale by Informal Tender.

The land is freehold with vacant possession and is shown on the plan with **Lot 1** boundary edged red and **Lot 2** boundary edged blue. Access is from Blue Bell Lane via Sagar Lane shown on the attached location plan. There is a natural water supply to both lots and the land is well fenced/walled. Lot 2 will require the purchaser to erect a stockproof fence from points A to B indicated on the attached plan. The land is registered with the rural payments agency for DEFRA's single farm payment and the vendor has activated a claim for the 2011 payment and shall transfer entitlements to the purchaser in sufficient time to activate a 2012 claim.

The schedule of area is as follows:

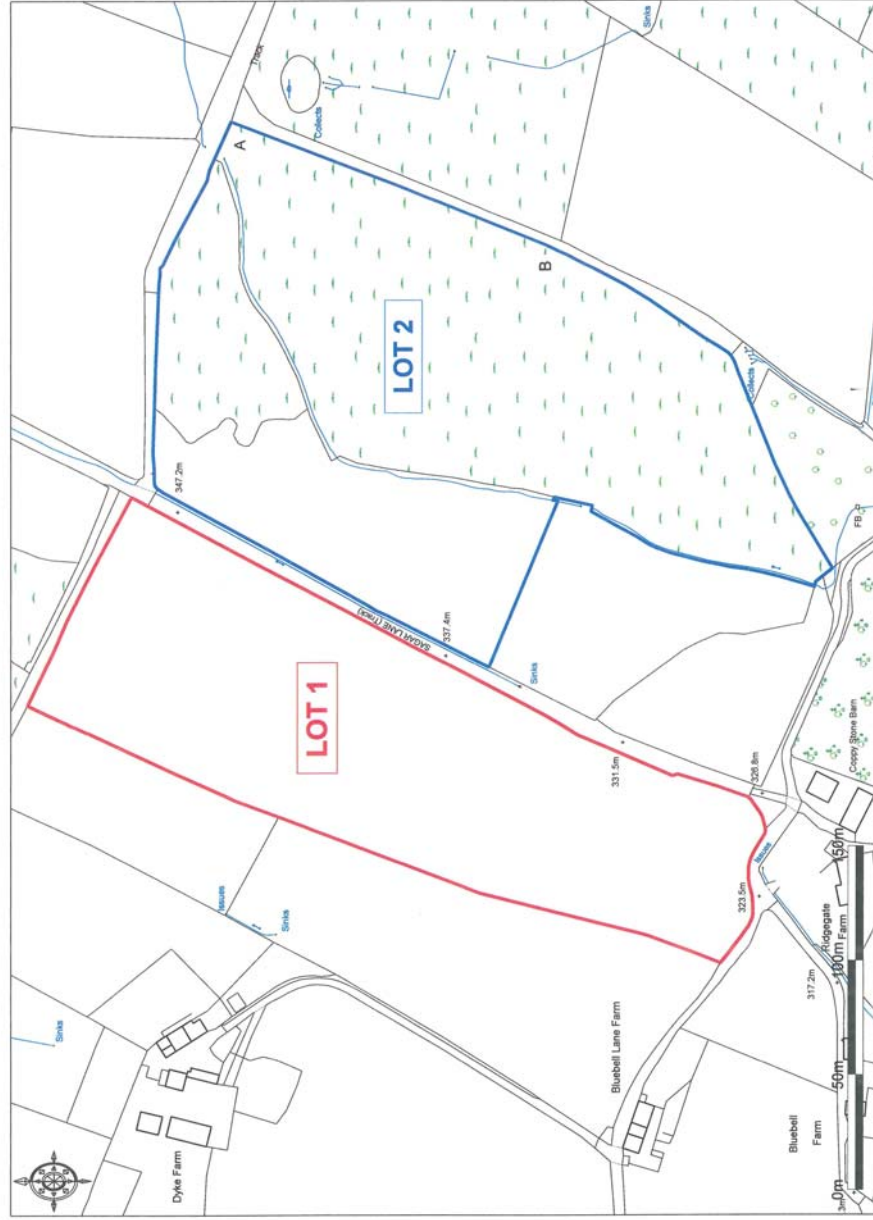
	Parcel ID	Area (acres)	Description
Lot 1	7989	6.82	Pasture
Lot 2	8887	3.48	Pasture
	9582	<u>6.32</u>	Pasture
		16.62	Total

Offers in the region of £1,500 per acre are invited in writing to the selling agents by noon 21st September 2011 clearly marked Land at Sagar Lane.

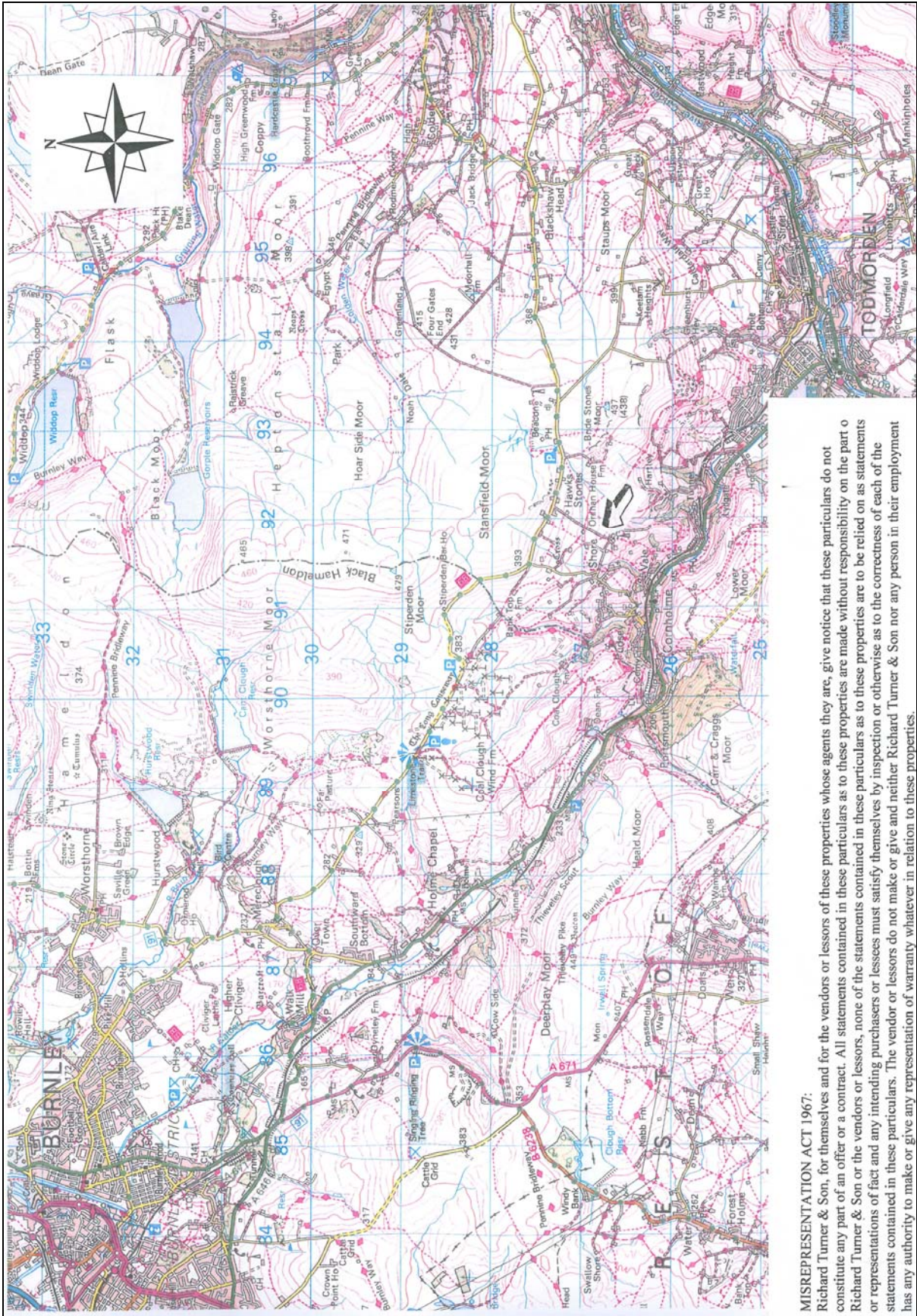
Viewing at any time in daylight hours with the benefit of these particulars.

SELLING AGENTS: Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH.
Tel: 01200 441 351. Fax: 01200 441 666.

Land at Sagar Lane



Richard Turner & Son Scale 1:2500



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