



Land off Back Common, Clitheroe, BB7 2DX
For Sale By Informal Tender £120,000

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An excellent opportunity to acquire a parcel of agricultural land with development potential (Subject to Planning) extending to circa 3.22 acres (1.30 hectares) or thereabouts. The Subject Property is located close to Clitheroe Town Centre. The land is anticipated to be of interest to agricultural, equestrian, developers and amenity purchasers.

The land is comprises a good quality, productive agricultural grassland parcel with a stock proof fence around the perimeter of the site and a mixture of mature hedgerow and trees on the boundaries. The subject property is located 80m above sea level. The land could offer significant development value for a prospective purchaser.

Land Grade - The land is designated as Grade 3 on the Agricultural Land Classification Map for England and Wales.

Soil Type - According to Soilsmap, the land is made up of Slowly permeable, seasonally wet, acidic, loamy and clayey soils.

Method of Sale - The land is offered for sale by informal tender - deadline 08/05/2025

Tenure - The property is offered freehold with vacant possession available immediately.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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