



Land off Ribchester Road, Ribchester PR3 3YA

Offers Over £55,000



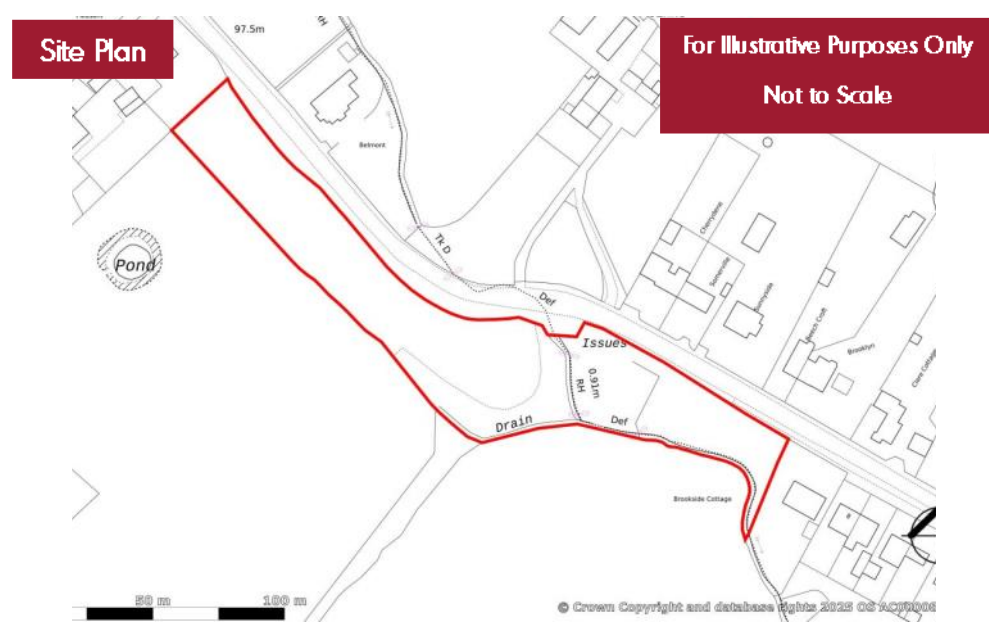
Land off Ribchester Road, Ribchester PR3 3YA

Offers Over £55,000



1.94 Acres

- Grass paddock and woodland extending to **1.94 Acres (0.79 hectares)** or thereabouts
- Roadside frontage and gated access off Ribchester Road
- Natural watering available
- Extremely accessible location
- Alternate use potential (subject to obtaining planning consent)
- Vacant possession upon completion



Land off Ribchester Road extends to **1.94 acres (0.79 hectares)** or thereabouts, including a 1.07 acre (0.43 hectare) paddock and 0.87 acre (0.36 hectare) woodland.

The grass paddock is accessed directly off Ribchester Road through a single gate and is encompassed in Hawthorn hedging and a post and wire fence, with a post and wire fence separating the woodland to the east. The land also benefits from natural watering from a watercourse that runs along the southern boundary.

The property is also excellently located with the villages of Longridge and Ribchester just a short drive away offering an array of local amenities and good connectivity.

This properties superb location, its differing land uses and accessibility off Ribchester Road makes this property suitable for a range of uses and will be on interest to amenity and equestrian purchasers.

Historically, the woodland did occupy a residential dwelling known as Wellfield House, and the remnants of the footings remain on site.

The vendor did apply for planning consent for six holiday cottages under application **3/2024/0268**, which was refused at appeal.

General Remarks

Services : We are not aware of any services connected to the property, however understand mains services are available in proximity.

Overage Clawback : The Property is sold subject to a 50 year overage which commenced on 4th November 2022, with 46.5 years remaining. The Overage reserves 50% of the uplift in value to the previous owner following granting of planning permission for development, or development of the property. The Overage will not be re-negotiated as part of this sale.

Restrictive Covenants : We are not aware of any restrictive covenants affecting the property.

Conservation Area / National Landscapes : We understand the Property does not sit in a conservation area or national landscape.

Easement, and Wayleaves or Rights of Way : We understand the Property is subject to a Deed of Grant dated 29th April 1982, with Electricity North West.

Footpaths / Bridleways : We understand that there are no footpaths or bridleways affecting the Property.

Flooding : The Property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : We understand there are no unimplemented planning consents affecting the property.

Planning Consents affecting the property : We understand there are no planning consents affecting the property. However, potential purchasers should be aware that the vendor previously submitted a planning application for 6 holiday cottages under application 3/2024/0268, which was refused at appeal.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information : Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The Property is offered for sale Freehold under part title number LAN268151 with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council.

Viewings: Viewings are to be undertaken during daylight hours with a copy of the sales particulars.

What3words Location : ///customers.devotion.decking

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Reservation Fee : The successful purchaser will be required to provide an upfront payment of 5% of the agreed sale price, to reserve the property prior to contracts becoming legally binding. This reservation fee will be required within 24 hours of the offer being accepted.

SUBJECT TO CONTRACT

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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