



LOT FOUR Old Langho Road, Blackburn, BB6 8AW  
£45,000



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A rare opportunity to acquire 1.758 acres of good quality grassland set within the highly regarded and scenic Ribble Valley.

The land is laid predominantly to permanent pasture, well-maintained and suitable for a range of agricultural uses including grazing, mowing, while also offering excellent potential for recreational or amenity use, subject to any necessary consents.

\*\*Our client is happy to sell multiple plots together\*\*



| Energy Efficiency Rating                                                              |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |                                                                                       |           |
|---------------------------------------------------------------------------------------|---------|------------------------------------------------|--|---------------------------------------------------------------------------------------|-----------|
|                                                                                       | Current | Potential                                      |  | Current                                                                               | Potential |
| Very energy efficient - lower running costs                                           |         |                                                |  | Very environmentally friendly - lower CO <sub>2</sub> emissions                       |           |
| (92 plus) A                                                                           |         |                                                |  | (92 plus) A                                                                           |           |
| (81-91) B                                                                             |         |                                                |  | (81-91) B                                                                             |           |
| (69-80) C                                                                             |         |                                                |  | (69-80) C                                                                             |           |
| (55-68) D                                                                             |         |                                                |  | (55-68) D                                                                             |           |
| (39-54) E                                                                             |         |                                                |  | (39-54) E                                                                             |           |
| (21-38) F                                                                             |         |                                                |  | (21-38) F                                                                             |           |
| (1-20) G                                                                              |         |                                                |  | (1-20) G                                                                              |           |
| Not energy efficient - higher running costs                                           |         |                                                |  | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |           |
| England & Wales                                                                       |         | EU Directive 2002/91/EC                        |  | England & Wales                                                                       |           |
|  |         |                                                |  |  |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.