



Sanderson  
Weatherall

**FOR SALE**

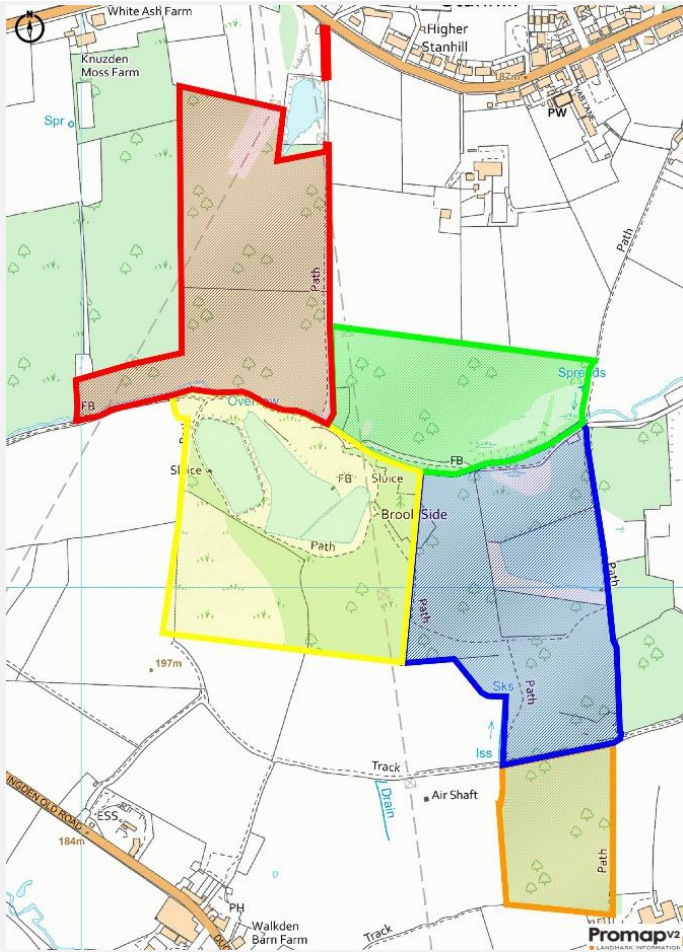
## **Land with Development Potential**



- **By instruction of the Joint LPA Receivers**
- **Freehold**
- **Potential woodland income and development potential (STP)**
- **Total site area 35.20 hectares (87 acres)**
- **Available in up to 5 parcels or as a single lot**

**NOOK LANE, OSWALDTWISTLE, LANCASHIRE, BB5 3RD**

**sw.co.uk**



### Location

The site is located to the west of Oswaldtwistle Town Centre and has vehicular access from Nook Lane, which is accessed from the B6231 New Lane. Junction 5 of the M65 motorway lies approximately 3 miles to the west.

### Description

The site comprises an irregular shaped parcel of land, the majority of which comprises moorland and semi mature trees together with a number of "lodges". Lottice Brook runs from east to west through the site.

### Accommodation

We have calculated a total site area of approximately 35.20 hectares (87 acres). The land is available as a single lot or in up to 5 parcels identified in the adjacent plan and approximately as follows:

Parcel 1 (red)	20.68 acres	Parcel 2 (green)	12.48 acres	Parcel 3 (yellow)	23.93 acres
Parcel 4 (blue)	22.37 acres	Parcel 5 (orange)	7.68 acres		

### Planning

The site is located within the greenbelt as designated in the Core Strategy Document of the Hyndburn Borough Council Local Plan. All enquiries should be made to Hyndburn Borough Council.

### Viewing

Interested parties are permitted to view the site from Nook Lane and the designated footpaths and rights of way.

### Terms

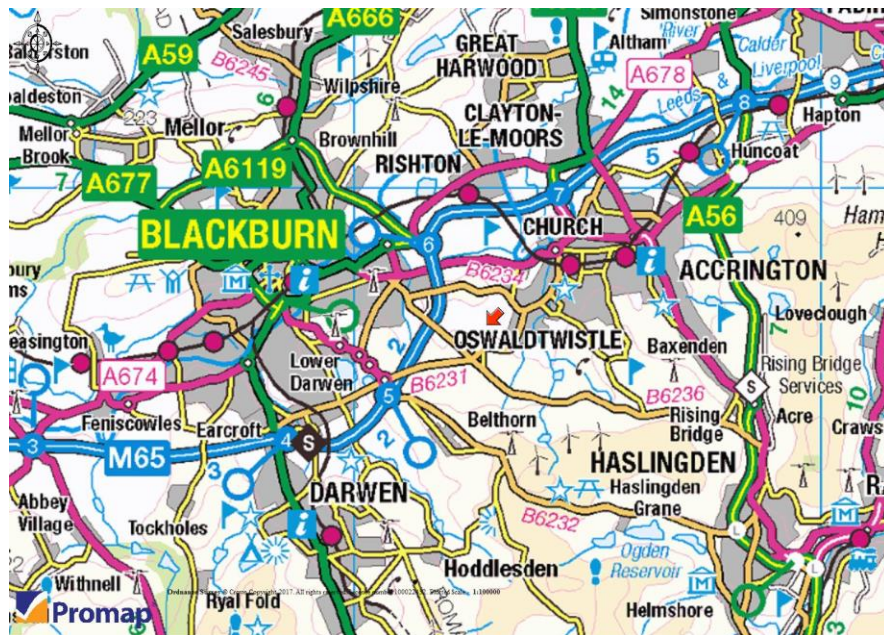
Offers are invited for the Freehold interest.

### Other Information

The site has been subject to Farmland Premium Scheme Grants, Woodland Grants Scheme and Woodland Improvement Grant payments for the planting and maintenance of trees. Further grants may be available and income could also be derived from the harvesting of trees, subject to any necessary consents. Further information should be obtained direct from the Forestry Commission.







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