



Land At The Rear Of, Hollin Lane, Constable Lee,  
Rossendale, BB4 8TE  
**ASKING PRICE £80,000**

**RYDER & DUTTON**

# Land At The Rear Of, Hollin Lane

Constable Lee, Rossendale, BB4 8TE



A picturesque parcel of agricultural land for sale to the rear of Hollin Lane, near Barn Farm and to the right of the quarry with stunning views, overlooking Rossendale Valley.

The land is situated in the scenic village of Constable Lee, Rossendale. Access to the land is gained through a series of farm gates in Hollin Lane Farm from the top of Hollin Lane, off Burnley Road. The relevant right of way to have access through the farm is in place.

The plot is approximately 6.94 acres in size and is suitable for agricultural use.



Edge View House, 14-16 Salmon Fields Business Village, Royton, OL2 6HT  
Tel: 0161 925 3232 Fax: 0161 925 3233 Email: [commercial@ryder-dutton.co.uk](mailto:commercial@ryder-dutton.co.uk)

[www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk)



A large area of protected land extending to approximately 6.94 acres or thereabouts suitable for grazing, farming or equestrian purposes.

The land offers the potential to provide a good substantial sized meadow for livestock.

We are not aware that the land is registered with the Rural Land Registry nor does it have any forestry, stewardship or conservation schemes in place.

There are no entitlements included within the sale.

The land can be viewed unaccompanied and ideally from Hollin Lane or Edge Late Lane but access onto the land itself is prohibited.

The land is situated in the scenic village of Constable Lee, Rossendale. Access to the land is gained through a series of farm gates in Hollin Lane Farm from the top of Hollin Lane, off Burnley Road. The relevant right of way to have access through the farm is in place.

The well established Hollin Housing Estate lies beneath the 7 acres of land, signifying the land is based closely to good residential links with access to Alder Grange School and a good selection of shops on Burnley Road.

The land offers good transport links into Manchester and surrounding towns through the A56 and M66, with the land being based only 1.5 miles away from this major route.

Title is assumed Freehold, however would ask solicitors to confirm this.

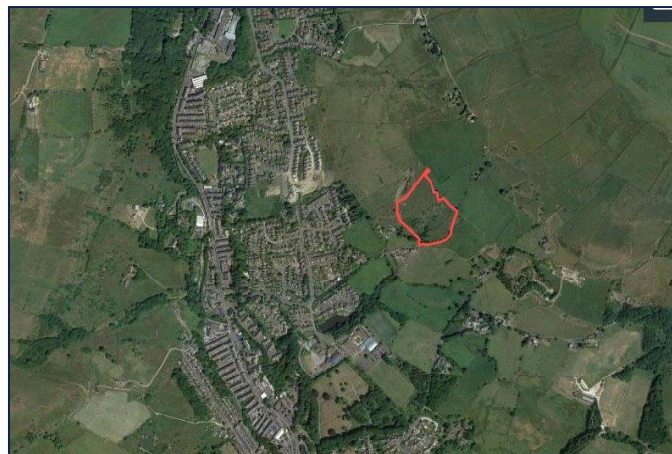
We are advised that all main services are close by, however interested parties must satisfy themselves as to location and capacity.

We are unaware that VAT is applicable in addition to the purchase price and prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

For further information in respect of the land, or to arrange a viewing, please contact the sole agent, Ryder & Dutton Commercial Department on 0161 925 32 32

Details of this land and other properties that we are currently marketing can be viewed by visiting [www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk), [www.rightmove.com](http://www.rightmove.com) & [OnTheMarket.com](http://OnTheMarket.com)





It is the prospective Purchasers responsibility to verify that their intended use is acceptable to the local Planning Authority, and we would ask all interested parties to make contact with Rossendale Council directly to discuss any planning queries.

We are advised that all main services are close by, however interested parties must satisfy themselves as to location and capacity.

Local authority is Rossendale Borough Council

The land can be viewed unaccompanied, but strictly by appointment through the sole agents, Ryder & Dutton Commercial department.



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