

Land off Hammond Drive, Read, Burnley, BB12 7RS

O.I.R.O. £550,000



Location Plan

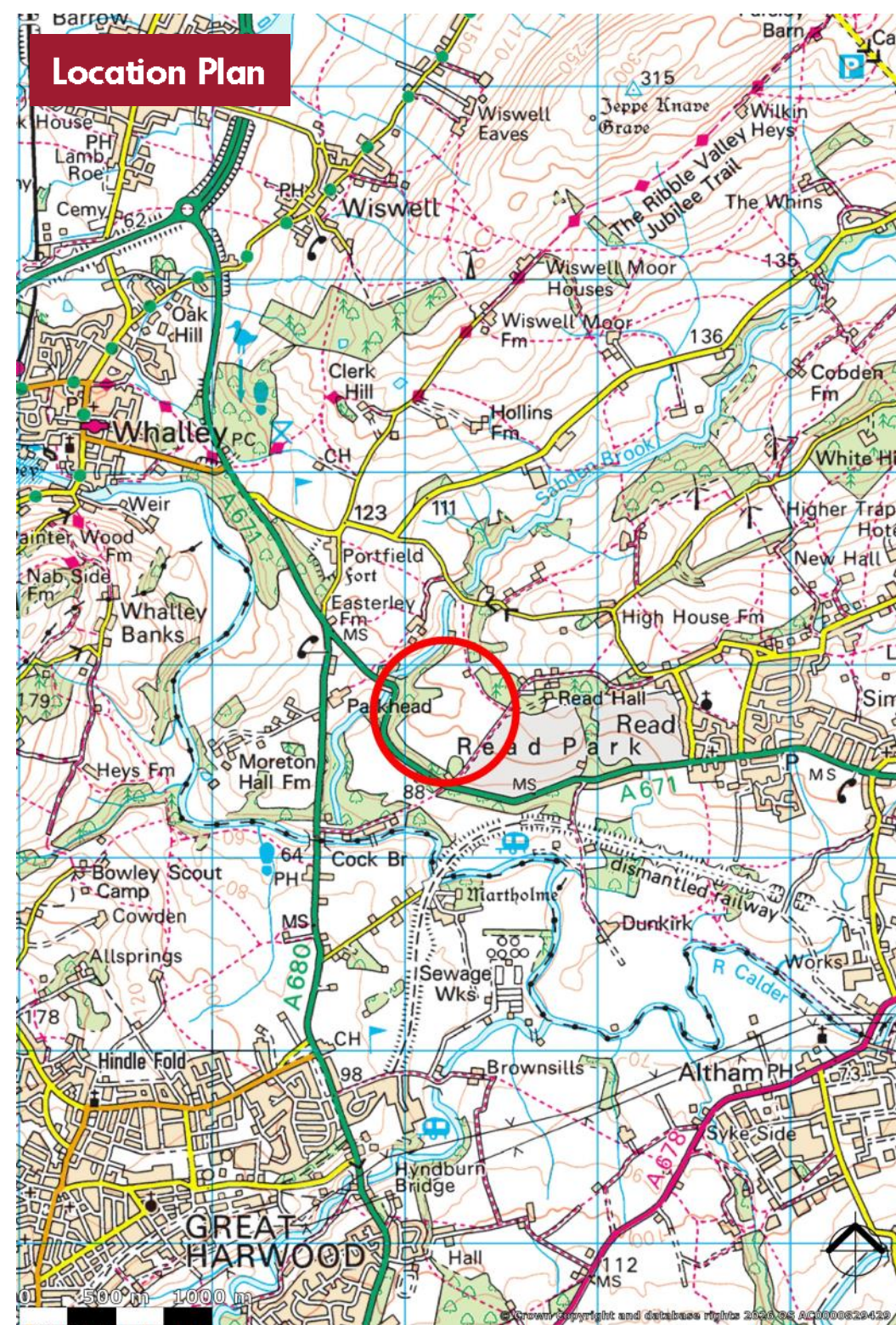
Land off Hammond Drive Read, Burnley BB12 7RS

For Sale by Informal Tender

Tender Deadline: 12 noon 7th May 2026

Offers In Region of £550,000

- Excellent block of 61.02 acres (24.7 hectares) or thereabouts.
- Quality meadow, pasture and woodland.
- Positioned within ringfence.
- Divided into separate field enclosures.
- Superbly located between Whalley and Read.
- Interest to agricultural, amenity, environmental, equestrian and lifestyle purchasers.
- For sale as a whole.





An exceptional opportunity to acquire a substantial and well positioned block of meadow, pasture and mature woodland, extending to approximately 61.02 acres (24.7 hectares) or thereabouts, all positioned within a single ringfenced parcel.

The land is classified as Grade 4 under the Agricultural Land Classification Maps consisting of loam soils suited to quality grassland production. The land comprises approximately 42.3 acres of productive good quality meadow and pastureland alongside approximately 17.74 acres of mature deciduous woodland.

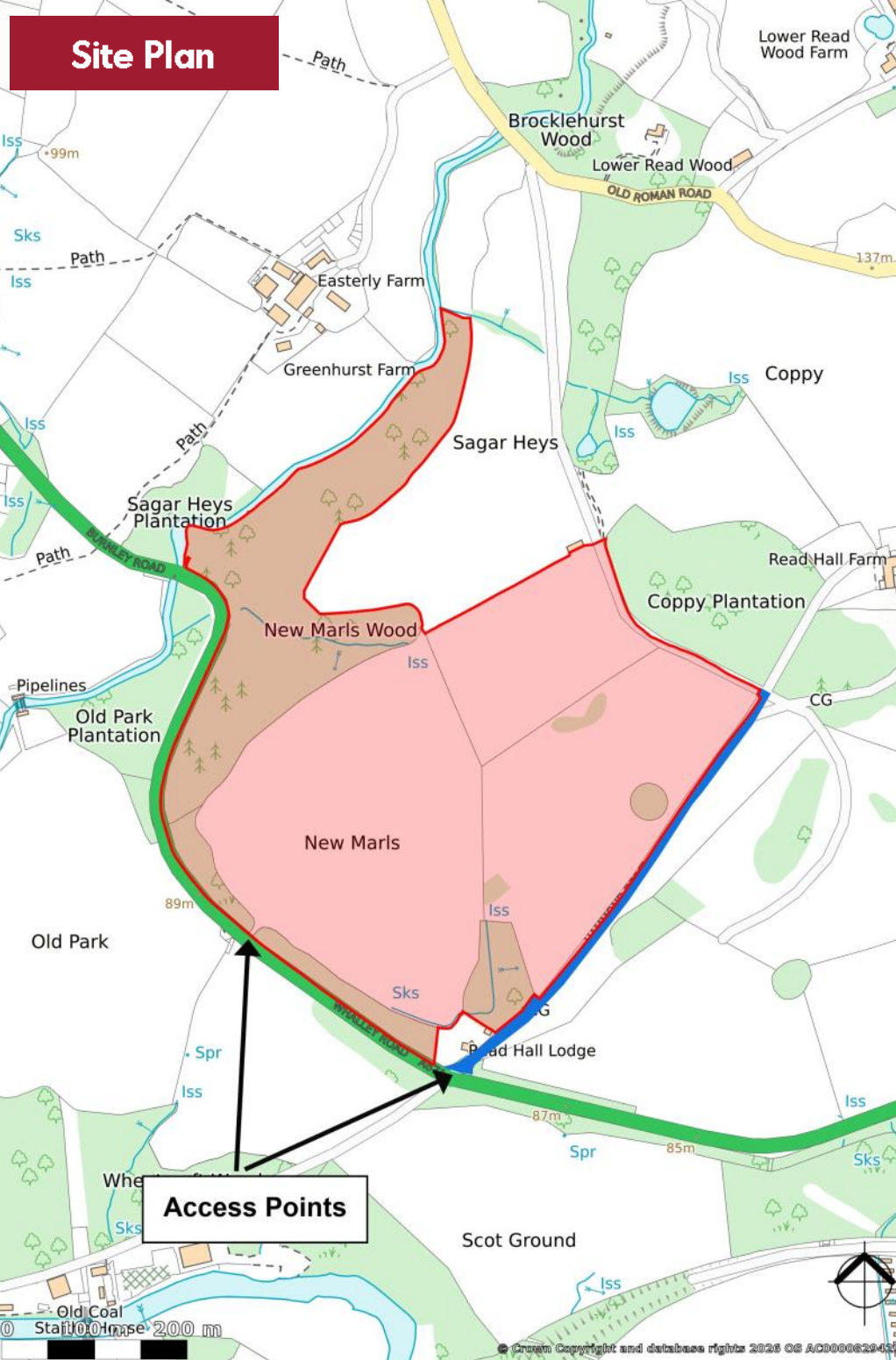
The land is divided into 3 separate field enclosures via stock net fencing. The land lies between the contour lines of 90-110m above sea level, being predominantly level by nature. The field parcels include some small areas of in field trees. The mature woodland wraps around the west and south western boundary of the holding and partly runs directly adjacent to Burnley Road (A671). The land benefits from road frontage and a gated access point directly onto the A671 (Whalley Road). The land also benefits from a right of access over the tarmac access road leading off the A671, as shown marked Blue on the site plan.



The land is located to the south east of Whalley village and west of Read village. Parcels of this size and quality in such a prominent and accessible location are seldom brought to the open market. This is a rare chance to acquire a significant block of land in a highly desirable part of the Ribble Valley. This property will be of strong interest to a range of perspective purchasers including those from agricultural, equestrian, amenity, environmental and lifestyle sectors.

The land has previously benefited from planning consent under Ref: 3/2012/0578. The planning allowed for the development for an outdoor adventure centre including treetop aerial adventure course, segway course, trails to include barefoot trails, children adventure trails and education/interpretation trails, and the erection of building facilities to provide for welfare facilities, restaurant and café, covered seating and ancillary retail sales. The planning also allowed for the construction of an access onto the A671 and parking for 50 cars (8 disabled spaces), (5 coaches), together with cycle and motorcycle parking and associated roads and landscaping.

For further details on location and boundaries, please refer to the site plan where the land is outlined in red.



General Remarks

Services: It is understood that the land includes a mains water supply. It is understood that there is no charge associated with the mains water supply, due to historic water rights.

All purchasers should satisfy themselves as to the presence (or not) of services prior to exchange of contracts.

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.

Sporting and Shooting Rights: it is understood that all sporting and shooting rights are held with the property and included in the sale of the land.

Restrictive Covenants: None known to the seller.

Listed building: The property is not listed.

Conservation Area / National Landscape: It is understood the land is not included within any conservation area or National Landscape.

Easement, and Wayleaves or Rights of Way: The land benefits from a right of way over the tarmac access road marked brown on the site plan.

Footpaths / Bridleways: The land includes a public right of way which crosses over the land adjacent to the north eastern boundary.

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

Unimplemented Planning Consents: The land has previously benefited from planning consent under Ref No: 3/2012/0578 dated 14th December 2012. The development proposed included: 'Development of outdoor adventure centre to include (1) treetop aerial adventure course ; (2) Segway course; (3) barefoot trails; (4) children's adventure trail; (5) education/interpretation trails. Erection of buildings to provide ticketing, customer service facilities, toilets, restaurant and café, covered seating areas and ancillary retail sales. Construction of new access to the A671 with parking for 50 cars (8 disabled spaces) (5 coaches) together with cycle and motorcycle parking and associated road and landscaping.

Planning Consents affecting the property: The vendors have not made us aware of any planning consents they feel affect the property, with the exception of the 3/2012/0578 as detailed above.

Coal field / mining area: The property is not situated in a coal field or mining area. Information obtained from the Local Authority and British Geological Survey.

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

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council

Viewings: Viewings may be undertaken during day light hours with a copy of the sale particulars.

What3words Location: shoelaces.bulky.animals

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 Informal Tender with a Tender deadline of 7th May 2026 - see enclosed Tender Form. Potential purchasers will be expected to sign unconditional contracts within 28 days of receipt of contracts.

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 to 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 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.





North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Abarnett.co.uk

Stay in the loop!



Our suggested completion date is

*Please complete as appropriate and give as much information as possible. Use a separate sheet if necessary.

The Solicitor who will be acting on my/our behalf is:

Name:

Firm:

Full postal address:

Signed: Dated:

PLEASE NOTE THAT THIS OFFER IS FOR :

Land off Hammond Drive, Read, Burnley, BB12 7RS

MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN 7th May 2026 AT 12 NOON IN A PLAIN ENVELOPE STATING:

TENDER – LAND OFF HAMMOND DRIVE, READ, BURNLEY, BB12 7RS

***** PLEASE ENSURE YOUR PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER *****

AS REQUIRED BY MONEY LAUNDERING REGULATIONS WHICH CAME INTO EFFECT ON 26TH JUNE 2017. FULL DETAILS OF THE MONEY LAUNDERING REGULATIONS ARE INCLUDED IN THE SALES PARTICULARS AND WE DRAW YOUR ATTENTION SPECIFICALLY TO THESE

CONDITIONS RELATING TO TENDER

Please bear in mind the following when preparing the tender document for the property enclosed within these particulars.

Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.

Submission of a tender document does not constitute any part of a contract.

We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.

We would suggest that if an offer is made subject to any factors such as planning then these are outlined on the attached form or on a continuation sheet if necessary.