

Land off Colne Road, Glusburn, Keighley, BD20 8DS

Offers Over £480,000



Location Plan

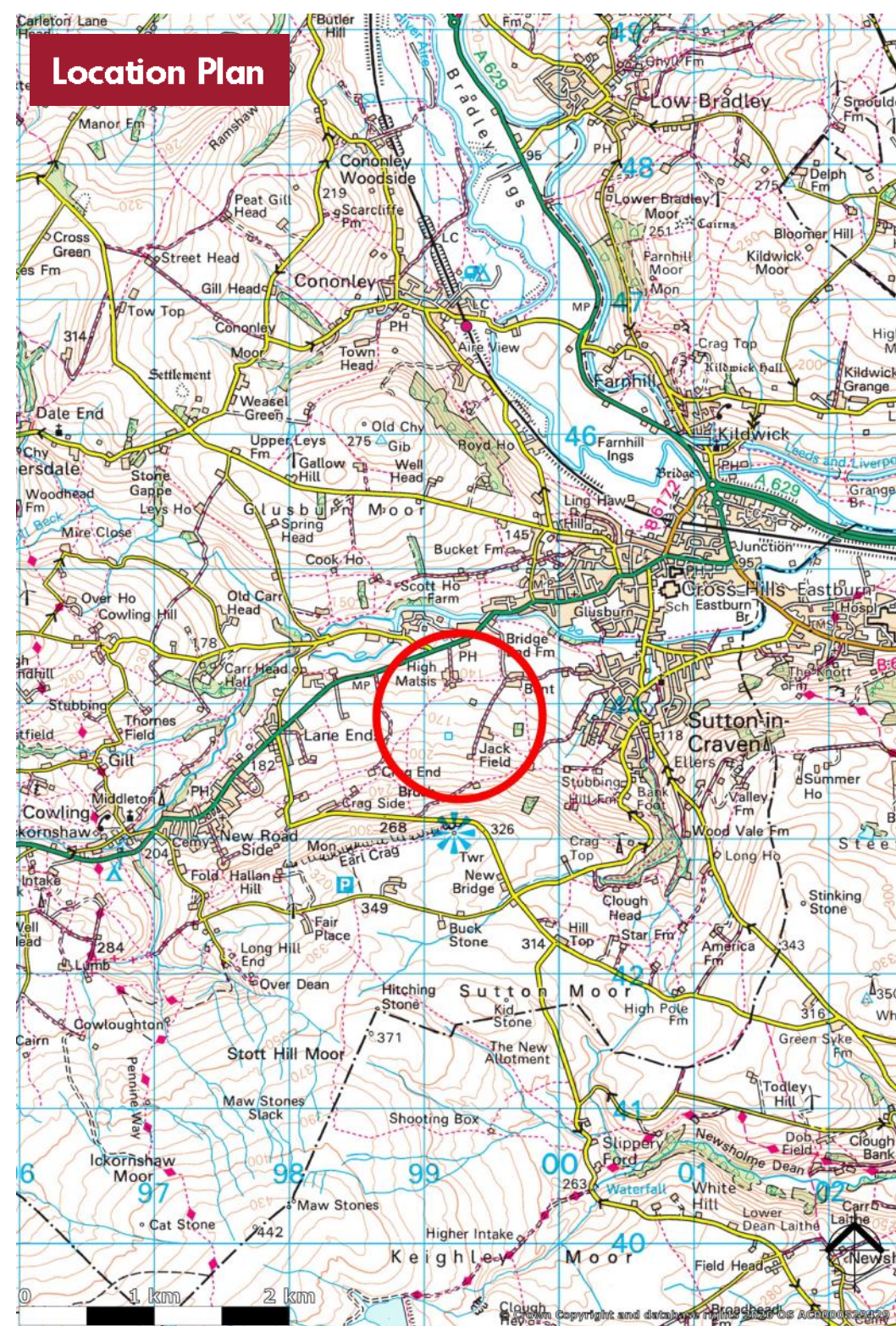
Land off Colne Road Glusburn, Keighley, BD20 8DS

For Sale by Informal Tender

Tender Deadline: 12 noon 27th May 2026

Offers Over £480,000

- 63.67 acres (25.76 hectares) or thereabouts.
- Quality meadow and pasture grassland.
- Positioned within ringfence.
- Divided into separate field enclosures.
- Includes two traditional stone buildings with alternative use potential.
- Superbly located to edge of Glusburn village.
- 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 and pasture grassland, extending to approximately 63.67 acres (25.75 hectares) or thereabouts, all positioned within a single ringfence parcel.

Situated to the south-west of Glusburn village and north-east of Cowling, the property occupies a highly accessible and prominent position adjacent to Colne Road (A6068). Opportunities to acquire land of this scale and quality in such a desirable location are rare. The property will appeal to a broad range of purchasers, including those with agricultural, equestrian, amenity, environmental, and lifestyle interests.

Under the Agricultural Land Classification Maps, the land comprises a mix of Grade 3, Grade 4, and Grade 5 classifications, with loam soils well suited to productive grassland. The land is currently utilised for livestock grazing and forage production. The land benefits from direct roadside frontage and access via a double gated access point directly onto Colne Road (A6068). The land also benefits from a right of access over Bent Lane, accessing field parcel 4709.

The property is divided into a number of defined field enclosures, predominantly bounded by well-maintained traditional dry stone walls. The land includes natural watering and lies between approximately 120

and 250 metres above sea level, rising gently from Colne Road towards the southern boundary.

The holding also includes two small traditional stone buildings, offering potential for storage, livestock housing, equestrian or alternative uses, subject to purchasers own requirements.

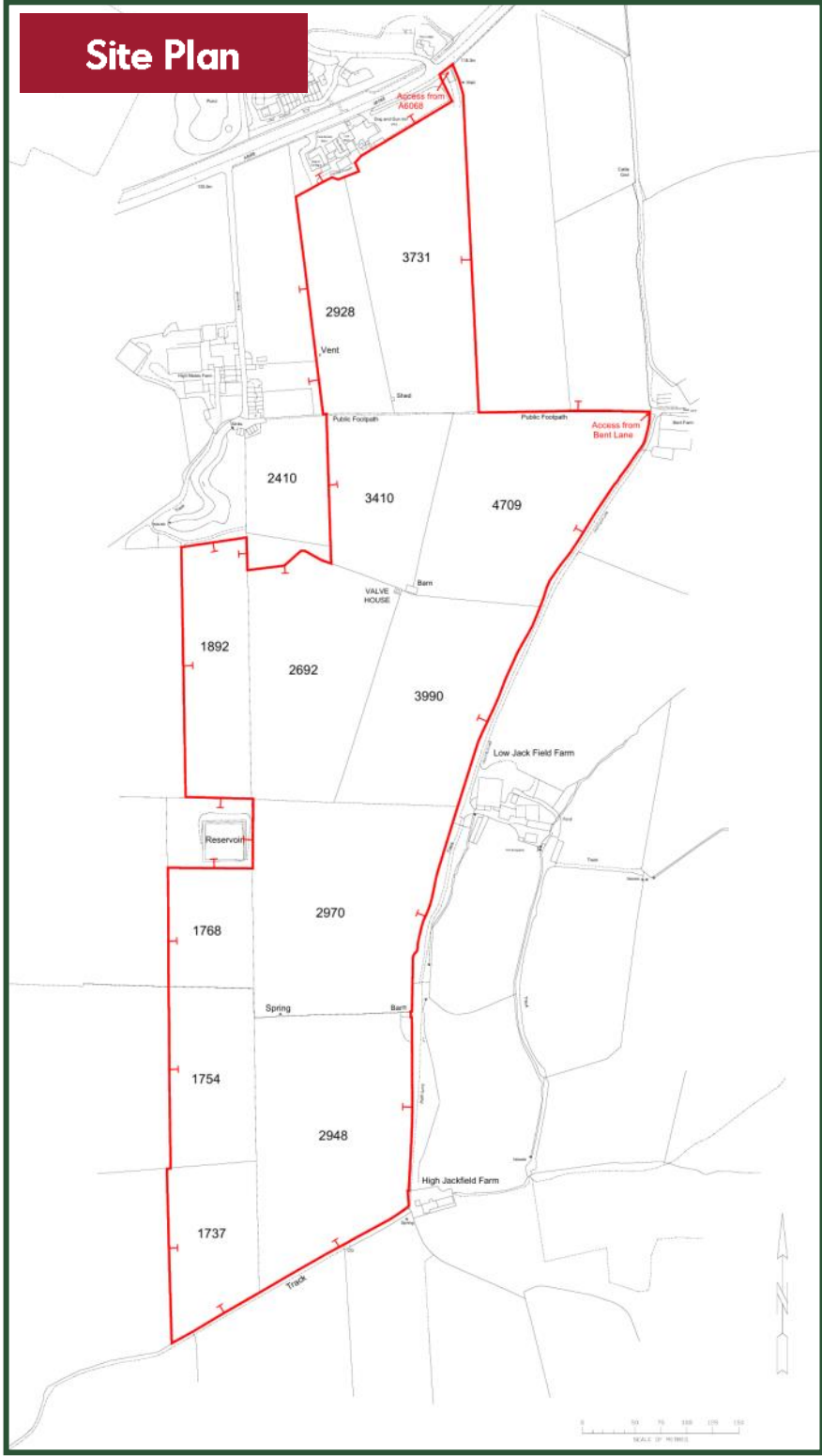
Building 1: 10.84m x 6.28m - Stone under a pitched sheet roof.

Building 2: 10.36m x 4.6m - Stone under a pitched stone flag roof.

For further information regarding location, boundaries, and individual field parcels, please refer to the Site Plan, Location Plan, and Field Schedule.



Field	Hectare	Acre
1754	1.4	3.46
1768	0.94	2.32
2948	3.37	8.33
1737	1.28	3.16
2970	3.45	8.52
1892	1.57	3.88
2692	2.6	6.42
3990	2.48	6.13
4709	2.95	7.29
3410	1.59	3.93
2928	1.31	3.24
3731	2.74	6.77
Misc	0.08	0.21
TOTAL	25.76	63.67



General Remarks

Services: The land benefits from natural water supplies. The land is not connected to any mains services.

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: None of the property is 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 access over Bent Lane / Bent Farm, allowing access to the corner of Field 4709. Cirteq Mills have a right of access to the reservoir (positioned adjacent to the western boundary), the pump house and underground water pipes. The Pump House is occupied by Cirteq Mills and utilised as an emergency water supply. Adjacent residential properties have a right of drainage and maintenance rights to a 'vent' positioned in field 2928 (marked 'vent' on the Site Plan). Electricity poles and wires benefit from a wayleave agreement.

Footpaths / Bridleways: The land includes a public right of way which crosses over field parcels 3410 and 4709.

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: None Known.

Planning Consents affecting the property: None Known.

Coal field / mining area: The land is located within a Coal Mining Reporting Area. Information obtained from local authority geological survey.

Land Occupation: The land is currently occupied under Grazing and Mowing Licences. The land will be sold with vacant possession on completion.

Environmental Stewardship Agreements: It is understood that the land is not included within any Environmental Stewardship Agreements.

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: North Yorkshire Council.

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

What3words Location: agreement.selling.sculpting

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 12 noon 27th 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 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.





North Lancashire

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01995 603 180

Cumbria

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01704 895 995

Ribble Valley

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



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Stay in the loop!





TENDER FORM — DEADLINE 12 NOON 27th May 2026

Land off Colne Road, Glusburn, Keighley, BD20 8DS

To: Armitstead Barnett LLP, 5 Church Street, Clitheroe, BB7 2DD

Hereby offer the following fixed sum (s) to purchase (Subject to Contract) Land off Colne Road, Glusburn, Keighley, BD20 8DS as described in the Particulars of Sale prepared by Armitstead Barnett.

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact email	

DESCRIPTION: Please note that this is for **Land off Colne Road, Glusburn, Keighley, BD20 8DS**

	Amount	Words
Land off Colne Road	£.....	Words:.....

I/We understand and confirm as follows:

1. That in submitting this offer I am / we are deemed to have read and understood the Particulars of the Sale and inspected the property.
2. That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
3. Proof of funds are enclosed.
4. Identification is enclosed in the form of passport/driving licence and utilities bill confirming address.
5. That if this offer is accepted I/We will exchange unconditional contracts within **4 calendar weeks** of receipt of the Tender and complete the purchase as soon as possible after exchange of Contracts.
6. That in order to complete the purchase:

(a) cash funds are available?	Yes/No
(b) Mortgage funding will be required	Yes/No
(c) That our mortgage offer is subject to the following conditions	
(d) Subject to sale of existing property	Yes/No
(e) Any other matter	
7. 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 FOR LAND COLNE ROAD, GLUSBURN, KEIGHLEY, BD20 8DS MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN 12 NOON ON 27th MAY 2026 IN A PLAIN ENVELOPE STATING TENDER—LAND OFF COLNE ROAD, GLUSBURN, KEIGHLEY, BD20 8DS . WE REGRET THAT FAXED OR EMAILED OFFERS CANNOT BE ACCEPTED.

***** PLEASE ENSURE PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER** PLEASE SEE “MONEY LAUNDERING REGULATIONS AND COMPLIANCE” UNDER GENERAL REMARKS PAGE 5. *****

CONDITIONS RELATING TO TENDER

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

1. Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this Tender.
2. Submission of a Tender document does not constitute any part of a Contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
4. 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.

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 ribblevalley@abarnett.co.uk
 01200 411 155

Abarnett.co.uk

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 Contract 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 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.