



LOT ONE Old Langho Road, Blackburn, BB6 8AW
£60,000



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A rare opportunity to acquire 2.347 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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