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DAVID HILL



West Pasture Farm Pasture Lane Road Barrowford BB9 6QY

An exciting opportunity to acquire a farmhouse and adjoining cottage requiring extensive refurbishment throughout benefitting from full planning permission to create a single three bedroom property with gardens and private parking.

Convenient rural position with a pleasant south easterly aspect overlooking open countryside on the edge of Barrowford, within easy reach of the M65 motorway.

Up to 33 acres of land available for sale by separate negotiation.

Guide Price £285,000

West Pasture Farm Pasture Lane Road Barrowford BB9 6QY

• Barrowford 0.8 miles • Colne 2.5 miles • Skipton 14 miles • Clitheroe 10 miles • Blackburn 16 miles • Manchester 30 miles

Location

The property is situated in open countryside less than a mile away from the popular village of Barrowford. The village sits on the confluence of two rivers, Pendle Water and Colne Water and is also on the Leeds Liverpool Canal. The village has numerous independent shops, a well regarded primary school and a doctors surgery. The nearby larger town of Colne provides a more comprehensive range of services and excellent transport links by rail and road with access to the M65 motorway.

Description

The property comprises a traditional stone built farmhouse and adjoining cottage which although now require complete renovation and refurbishment throughout offer tremendous scope to create a charming single residence.

West Pasture Farm borders open countryside enjoying a delightful south easterly aspect with views over the surrounding farmland towards Barrowford and the valley beyond.

The property is approached from Pasture Lane via a private shared track which also provides access to West Pasture Barn and the surrounding farmland.

A well planned scheme has been produced for the renovation of the house and cottage with the approved layout providing fabulous living space centred around an open plan kitchen/dining area on the ground floor and three double bedrooms on the first floor.

Externally the property will have a pleasant curtilage including three original stone stores, provision for gardens and private parking.

Planning

A sympathetic scheme prepared by the planning team at David Hill LLP for the renovation of the house and former cottage at West Pasture Farm was approved by Pendle Council under Application Reference: 24/0067/FUL dated 11th April 2024.

A copy of the planning documents and approved plans are available on request from the agents.

The approved scheme provides the following accommodation;

Ground Floor

Snug, open plan kitchen/dining room, w.c, utility, office, living room.

First Floor

Landing, bathroom, and three double bedrooms

Total approximate gross internal floor area – 170m² (1830 ft²)

Additional Land and Property

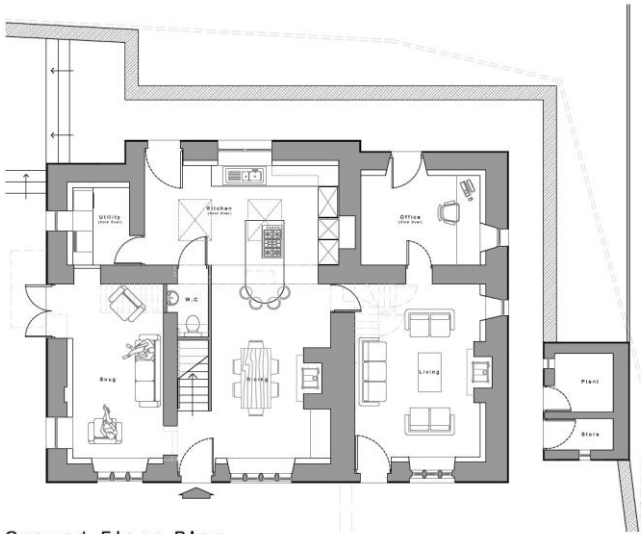
For those requiring land, there is approximately 13.41 hectares (33.14 acres) of surrounding meadow and pasture available for sale by separate negotiation either as a whole or in various lots.

On the approach to West Pasture Farm adjacent to the access track is West Pasture Barn which is also currently for sale through David Hill LLP. The barn has full planning permission for conversion to a generous four bedroom residence. Full details are available on request.

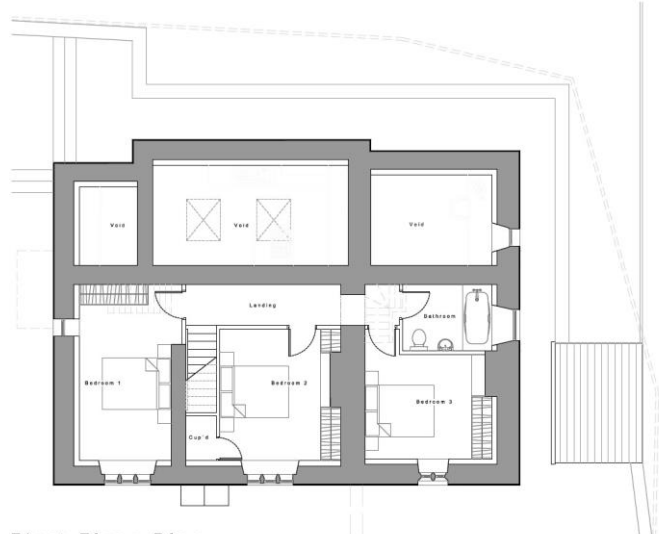
General Notes

1. The buyers will be responsible for erecting all new boundaries as required and for the future repair and maintenance of boundaries as indicated by T marks in the usual.
2. New boundaries will be constructed in accordance with the approved plans under permission 24/0067/FUL dated 11th April 2024.
3. The purchasers will have a right of way over the section of track shown coloured brown and will contribute to the maintenance of this section.
4. Where required, the purchasers will be granted rights and easements to install/lay services including pipes, cables, drainage systems and surface water soakaways within the retained land.

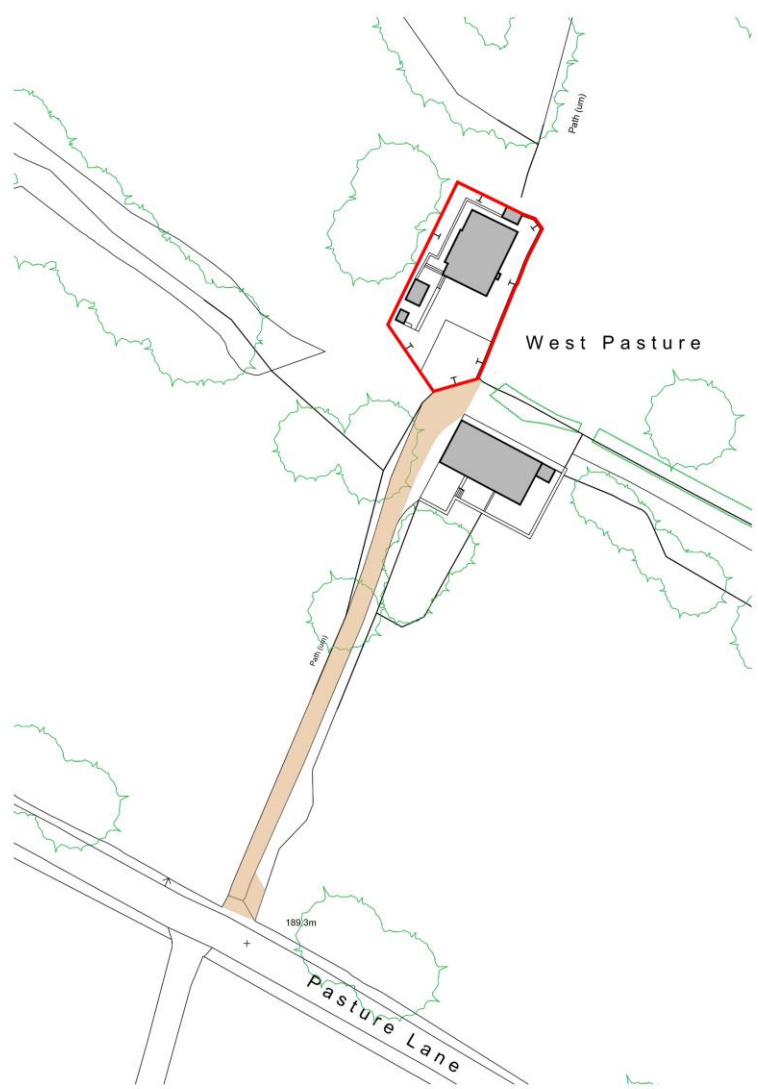


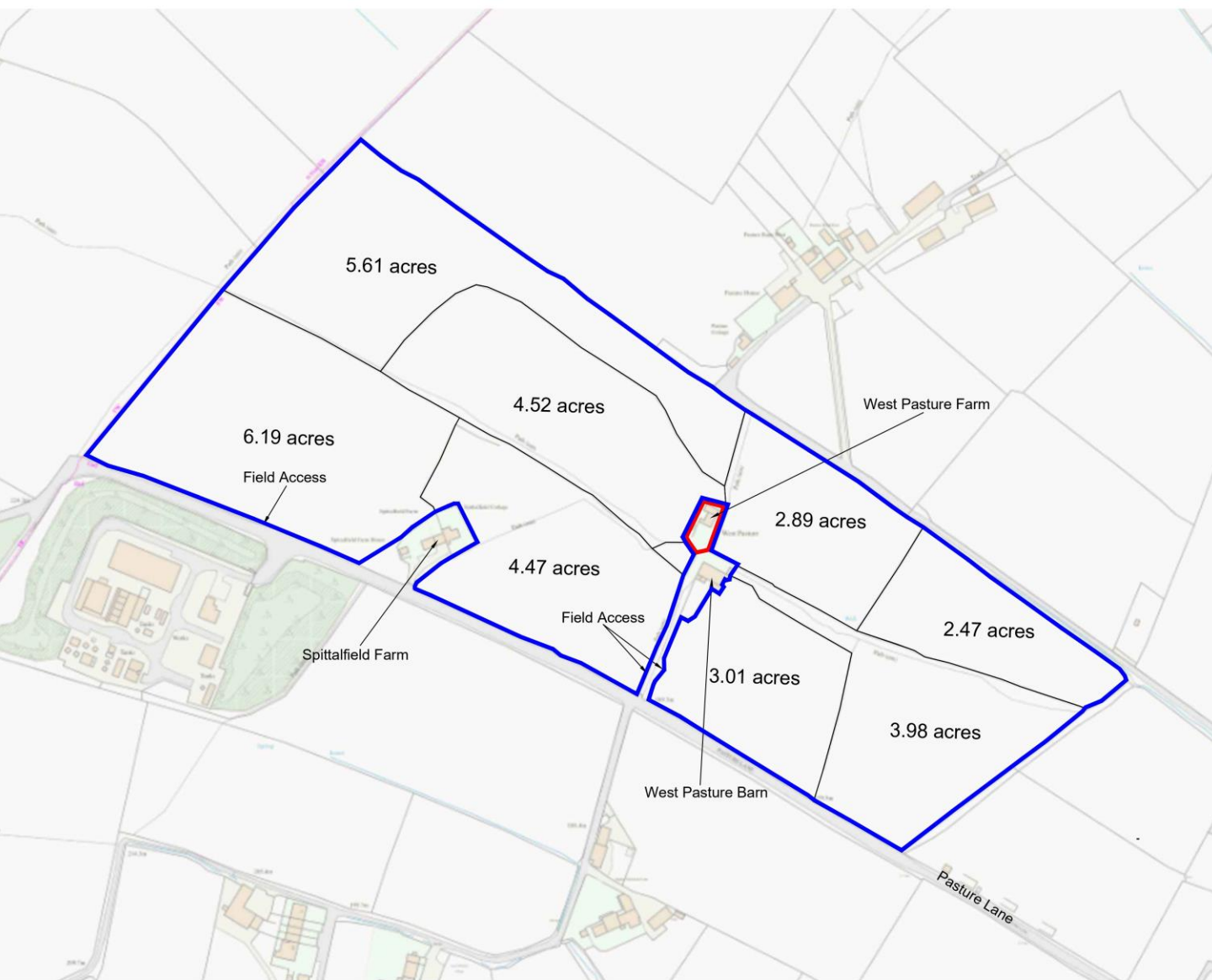


Ground Floor Plan



First Floor Plan





Services

There are currently no services to the property. Prospective purchasers are responsible for making their own enquires and establishing the costs involved.

Tenure

House & Cottage

Freehold. Vacant possession on completion.

Additional land

Subject to Farm Business Tenancy terminating on 30 November 2025.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Public footpaths run in close proximity to the property.

Energy Rating

Exempt due to condition.

Viewings

Strictly by appointment through the selling agents. Due to their dangerous condition the buildings must not be entered.

Directions

From Colne head south west on Vivary Way towards the M65 motorway and Boundary Mill. At the lights on the junction (Lloyd BMW) turn right signed to Barrowford (B6247) and continue for about 1.40 miles to the T junction at the George and Dragon Inn and turn left onto Gisburn Road (A682). After about 300 metres turn right onto Pasture Lane signed Rough Lee and continue for about 1km heading out of the village. The entrance to West Pasture Farm can be found on the right. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.