

## **New Cliviger Laithe Farm Burnley BB10 4RE**

An exciting opportunity to acquire a substantial range of modern agricultural buildings having planning to convert one building to a dwelling and to change the use of the remaining to equestrian. Beyond the yard and buildings is a productive block of meadow extending to just over 21 acres making this property ideal for those with equestrian interest

Convenient semi rural position on the south eastern edge of Burnley bordering open countryside, just 2 miles from the town centre.

*An additional 10.60 acres of adjoining land is available for sale separately.*

**Offers over £650,000**

# New Cliviger Laithe Farm Burnley BB10 4RE

• Clitheroe 15 miles • Skipton 22 miles • Blackburn 14 miles • Huddersfield 23 miles • Preston 24 miles • Manchester 30 miles

## Location

The property is situated on the south eastern edge of Burnley, just 2 miles from the busy town centre. Burnley provides all the amenities and services one would expect from a town of this size including shops, supermarkets, primary and secondary schooling as well as leisure and sports facilities. The property is well placed for commuters with the M65 motorway bisecting the town and the three railway stations providing regular services to the larger centres including Manchester which is just 20 miles to the south.

## Description

New Cliviger Laithe Farm is situated on the most south eastern edge of Burnley in a private setting screened by mature trees and bordering open countryside, with access from Red Lees Road via a shared private drive.

This interesting and versatile property comprises an established yard incorporating a substantial range of modern agricultural buildings which now benefit from planning permission for change of use. One of the buildings is approved for conversion to form an impressive four bedroom family home with the remaining buildings approved for change of use to equestrian providing stables, tack room and feed store in one and the second larger building to provide an indoor arena.

Beyond the yard and buildings to the south and west is a predominately level block of productive meadow extending to approximately 8.632 hectares (21.33 acres) making New Cliviger Laithe Farm the perfect opportunity for those looking to create the ultimate equestrian property.

Should additional land be required there are a further three meadows adjoining the principal lot, each with separate access from Red Lees Road. This additional land extends in total to approximately 4.290 hectares (10.60 acres) shown edged blue on the sale plan and is available to purchase separately.

## Dwelling

Under decision no: PAR/2024/0534 dated 09 December 2024 permission was granted for an imaginative scheme prepared by the planning team at David Hill LLP to convert one of the buildings at New Cliviger Laithe Farm to form a substantial single dwelling with accommodation across the ground floor as follows:

Hall with cloakroom and separate w.c., open plan kitchen/dining/breakfast room, pantry, utility room, and separate plant room with access to integral double garage. Large living room and adjoining snug.

Central inner hall giving access to four double bedrooms each having en suite shower rooms.

Total approximate gross internal floor area (including integral garage) 404 sqm (4348 sqft).

## Equestrian facilities

Under decision no: FUL/2024/0536 dated 25 November 2024 full planning permission was granted for the change of use of two existing agricultural buildings at New Cliviger Laithe Farm to equestrian to provide stabling with feed store and a separate indoor school.

### Stable & feed store

Stable area (17.75m x 8.50m) comprising a circulation/handling area and five boxes.

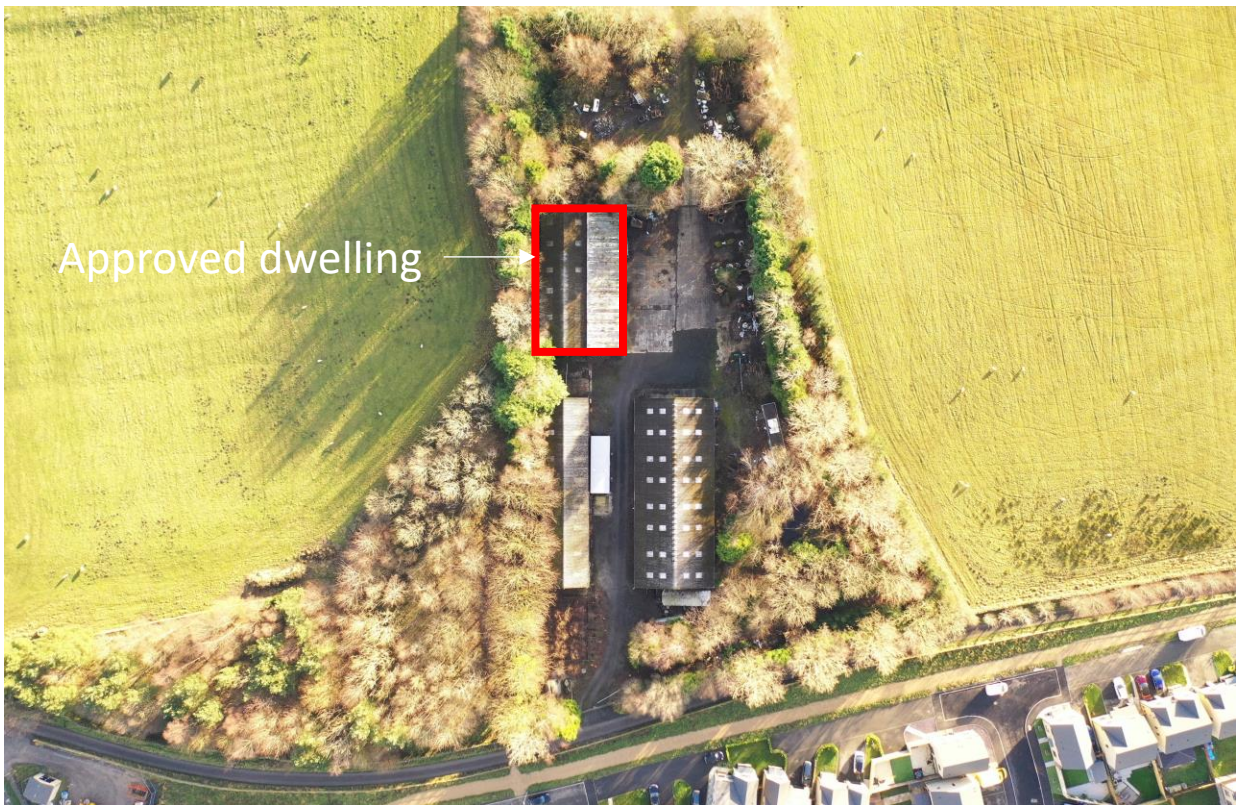
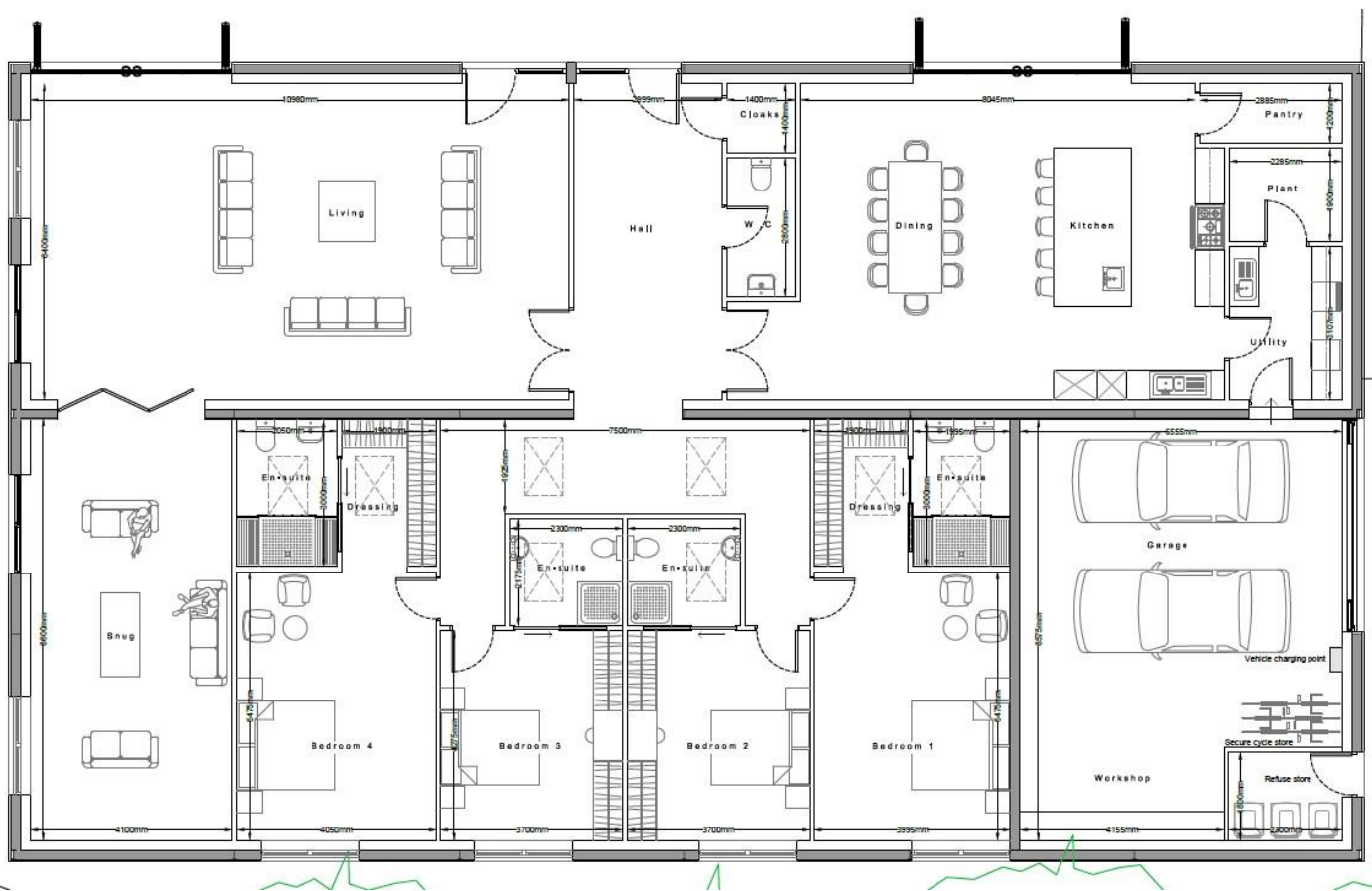
Feed store (17.75m x 8.50m) comprising a general feed/store area, separate secure store room and secure tack room.

### Indoor School

Circulation area (4.25m x 14.50m) comprising a circulation/handling area and a separate wash box/grooming stall.

Schooling arena (28.50 x 14.50).







## Services

We understand the property to be connected to mains electricity (3 phase) and mains water.

## Tenure

Freehold. Vacant possession on completion.

## Local Authority

Burnley Borough Council

## Viewings

Strictly by appointment through the selling agents.

## 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.

## Directions

Leaving the M65 motorway at junction 10 continue on Cavalry Way to the roundabout and take the second exit onto Barracks Road (B6239) which becomes Burnham Gate after a short distance. At the junction with Trafalgar Street turn right and at the next roundabout take the second exit onto Centenary Way (A682). At the next roundabout take the third exit onto Yorkshire Street past Burnley Football Club (Turf Moor) which becomes Burnshaw Road and subsequently Red Lees Road. On reaching the Miller Homes housing development 'The Calders' (approximately 1.5km from Turf Moor) turn right immediately after the site onto the private lane where the entrance to New Cliviger Laithe Farm can be found on the left after about 125 metres. 'David Hill' for sale signs have been erected.

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

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