

FALLS FARM STANHILL LANE, OSWALDTWISTLE, BB5 4QB

£400,000



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH

Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk





FALLS FARM, STAINHILL LANE, OSWALDTWISTLE, BB5 4QB

Lot 1: £150,000

Two bedroom farmhouse in need of renovation

Lot 2: £150,000

Traditional Barn with planning permission to convert into a four bedroom dwelling

Lot 3: £100,000

Development plot with planning permission for a pair of new build semi-detached three bedroom dwellings.

- Impressive development opportunity to provide four dwellings
- Renovation project
- Stone barn with planning approval for a four bed dwelling
- Planning approval for two new build dwellings
- Convenient location
- Chance to provide something different



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LOCATION

The property is located very conveniently in close proximity to the towns of Oswaldtwistle, Blackburn and Accrington all of which provide an extensive range of amenities and services including several primary and secondary schools.

DIRECTIONS

Exit the M65 at Junction 5 and take the exit at the roundabout signed for the A6077 and then take first right onto B6231. At the next roundabout take the 2nd exit onto the B6231/New Lane, at the next roundabout take the first exit onto the B6234. The property is located on the right hand side and is marked by our For Sale board.

DESCRIPTION

The property comprises of a two bedroom stone built farmhouse with adjoining barn with planning permission and planning approval for a further two dwellings for sale as whole or in three lots.

Lot 1—Farmhouse

The farmhouse is two-storey and of traditional stone construction under a stone slate roof. The windows are mainly Upvc double glazed with some timber single glazed. The house has a gross internal area of approximately 146m² (1,571ft²).

The property appears to be structurally sound but is in need of modernisation and full refurbishment.

At ground floor on entering the property from the front, the house has a lounge which leads to the staircase to the first floor, the sitting room and dining room. There is also a kitchen which has a doorway out to the rear of the property.

In addition to the two double bedrooms on the first floor, there is a bathroom and toilet.



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Lot 2—Stone Barn

The stone barn adjoins the farmhouse to the east and is constructed with traditional stone and corrugated roof sheets and appears to be structurally sound and in good order. Attached to the traditional barn are three lean-to structures; one to the east and two to the north constructed with a combination of brick, stone and timber cladding.

The approved barn conversion will provide accommodation over two floors with an approximate gross internal area of 177 square metres (1,908 square feet) briefly comprising a living dining kitchen, a lounge and a bedroom on the ground floor and three bedrooms and a bathroom on the first floor. Lot 2 is set within approximately 1/5th of an acre.

Lot 3—Planning approval for two new dwellings

The new build dwelling plot is located to the east of the property directly adjacent to the stone barn.

Planning permission has been granted for two semi detached new builds, each providing three bedrooms with gardens to the front and vehicular access and parking to the rear. Each dwelling provides an approximate gross internal area of 78.2 square metres (841 square feet) briefly comprising a living room and dining kitchen on the ground floor and on the first floor three bedrooms and a bathroom.

PLANNING

Permission has been granted for the conversion of the barn to dwelling construction of detached garage and construction of a pair of semi-detached dwellings under Planning reference 11/21/0365 approved on 26 July 2021 by Hyndburn Borough Council.

Copies of the planning permission and approved plans are included with these particulars.



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SERVICES

The property has the benefit of mains electric, water and drainage all of which are connected to the house. Please note Gary Hoerty Associates have not tested any of the services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts

RIGHTS & EASEMENTS

The purchaser of Lot 3 will grant the purchasers of Lots 1 and 2 and the two cottages to the south which are within the vendors ownership a right of way over the area hatched brown on the sale plan attached to these particulars to allow access.

TENURE

The property is offered freehold with vacant possession available on completion.

LOCAL AUTHORITY

Hyndburn Borough Council, 01254388111

VIEWING

Viewings are strictly by appointment with Gary Hoerty Associates as the sole selling agents.

METHOD OF SALE

The property is offered for sale by private treaty. If there are high levels of interest we may seek best and final offers.



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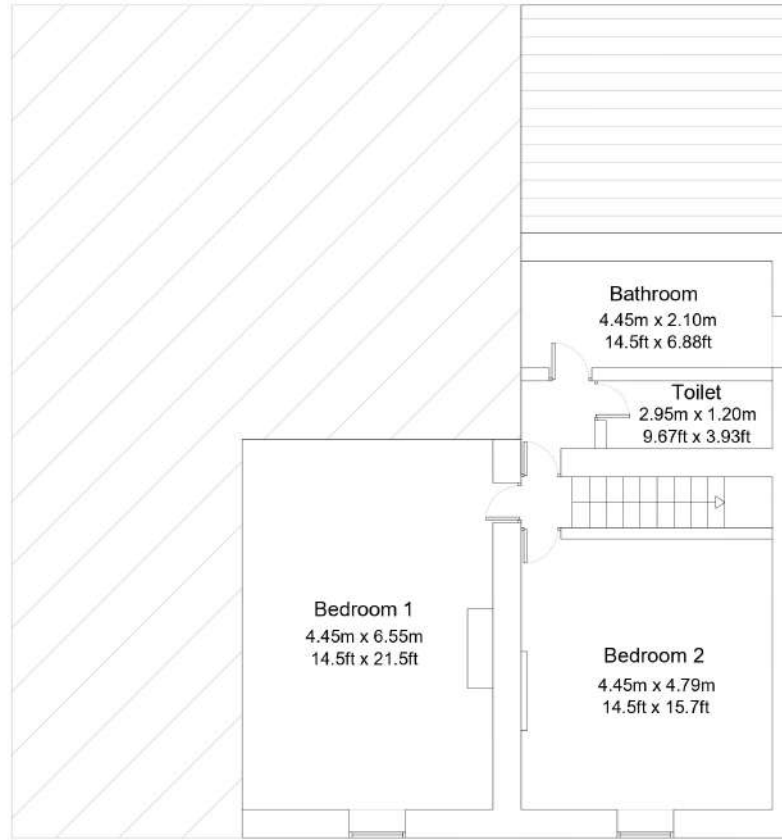


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Ground Floor Plan - 1:100



First Floor Plan - 1:100



Gary Hoerty Associates
Gary Hoerty Associates Chartered Surveyors
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Lancashire BB7 4DH
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Project: (No: Hin.1078.3255.GH)

Sale of part of:

Falls Farm
Stanhill Lane
Oswaldtwistle
BB5 4QB

Title: Sale Plans

Drawing No: Hin.1078.3255.01

Drawn: KA

Client: Mr. J. Hindle

Date: 09.11.2022

Scale: NTS

Amendments:

Nb. For illustrative purposes only, not to scale. Whilst every attempt was made to ensure the accuracy of the floor plans, all measurements are approximate and no responsibility is taken for any error.

MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they submit an offer on the property it is required that they provide documents in relation to money laundering regulations. These must be in the form of confirmation of the purchasers ability to fund the purchase, photographic identification (i.e. driving licence or passport) and

a utility bill showing the potential purchaser's address, these can be provided in the following ways:

- Bring original documents to copy into Gary Hoerty Associates Ltd office.
- Post original documents to copy by Gary Hoerty Associates Ltd
- Post a certified copy via your solicitor.

IMPORTANT INFORMATION

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

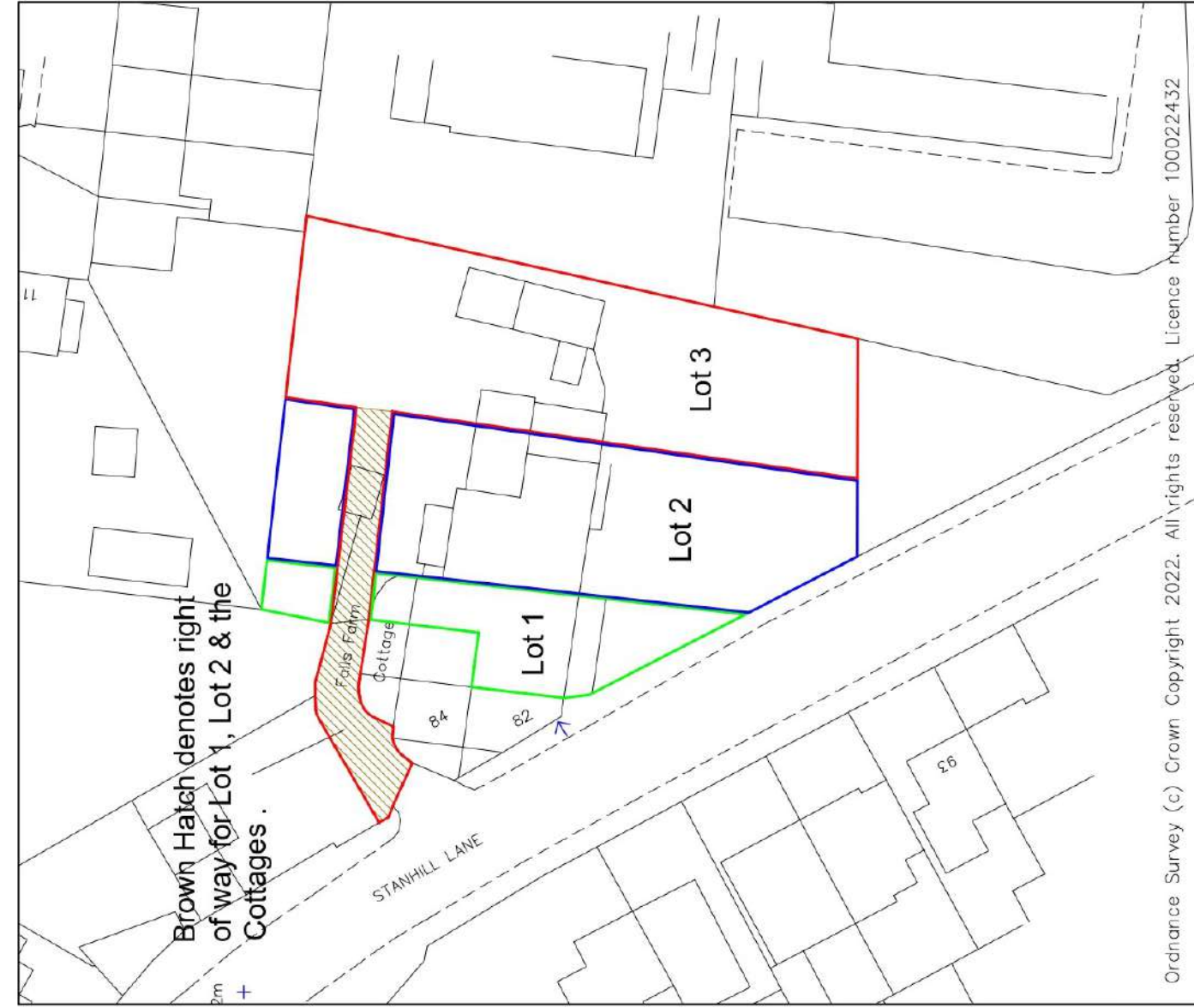
- All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- Any electrical or other appliances on 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;
- No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract;



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Gary Hearty Associates Chartered Surveyors
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 Lancashire B67 4DH
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 Email: info@ghaonline.co.uk

Drawing No: Hin.1078.3255.02

Project: (No: Hin.1078.3255.GH)

Sale of part of:

Falls Farm
 Stankhill Lane
 Oswaldtwistle
 BB5 4QB

Title: Site Plan

Notes:
 All work to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All drawings are for information only and do not constitute a contract. The contractor shall be responsible for carrying out all dimensions as shown on the drawings and shall be responsible for any discrepancies. Do not work proceeds and notify the architect of any discrepancies. Do not scale off the drawings, if in doubt ask.

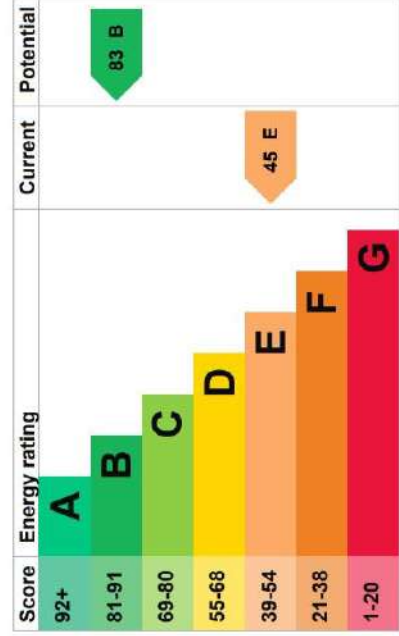
Client: Mr J Hindle

Drawn: KA

Date: 27.06.2023

Scale: 1:500 @ A4

Amendments:



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