



Laneside Farm ,
Sawley

Guide Price £500,000

An exciting opportunity to acquire a development project nestled betwixt hillside and the River Ribble, with a south facing aspect taking in Pendle Hill. We consider this most suitable for experience developers, with a preference for a cash purchaser. The property comprises a part converted stone barn which has remained derelict for more than two decades.

Attached to it a former cow shed and adjacent a detached two-bedroom, two storey annexe with an attached double garage. There is a hillside field to the east and together with the plot, amounts to circa two acres. Any planning enquiry should be made directly to Ribble Valley Borough Council Planning Department. **ENQUIRES ARE SOUGHT FROM SERIOUS PURCHASERS WITH THE NECESSARY EXPERIENCE AND FUNDING.**

A rare chance to create a super home in an outstanding location.



Laneside Farm , Sawley

Directions

When travelling from our office proceed along York Street and continue over the roundabout into Chatburn Road. Turn right at the next roundabout by Clitheroe Hospital and proceed to the A59 (by-pass). Turn left in a northerly direction. At the bottom of Sawley Brow turn left - signposted Sawley. Proceed through the village to the Spread Eagle Hotel. Take the right-hand fork and continue, with the river on your left-hand side. Shortly after passing the entrance to Sawley Manor, Laneside Farm can be found on the left-hand side.

Services

Mains supplies of gas, electricity and water. Drainage is believed to be to mains, however we are awaiting confirmation. Council tax is payable to RVBC TBC. The tenure is Freehold.

Accommodation

The main aspect of this development is a part converted barn with block inner walls, faced in natural stone under a pitched roof clad in blue slate. Arranged over two floors with cut stone window openings, some of them mullioned. Approached through the original barn door entrance with a wide and deep hall; there is no staircase to access the upper floor. The ground floor comprises three rooms presumed to provide a large lounge with a chimney, kitchen diner and a further reception room. The first floor has no partition walls though it appears capable of providing four bedrooms, bathroom and potentially an en-suite.

Attached to the stone barn is a former cow shed of brick wall construction under a pitched roof clad in profiled asbestos panels on metal trusses. Delapidated condition.

Adjacent to both is a two-storey detached annexe, part faced in stone under a pitched roof clad in concrete tile. It briefly comprises ground floor: hall, staircase rising to the first floor, lounge, kitchen diner. Access to storage space above the two-bay garage. On the first floor there are two rooms and a three-piece bathroom. Dilapidated condition.

Outside

The barn has a level stone walled frontage which is south facing, Pendle Hill visible from the property. The additional field is steep and stretches eastwards towards the A59. This, along with the land the buildings stand on amounts to approximately two acres.

Agents Note

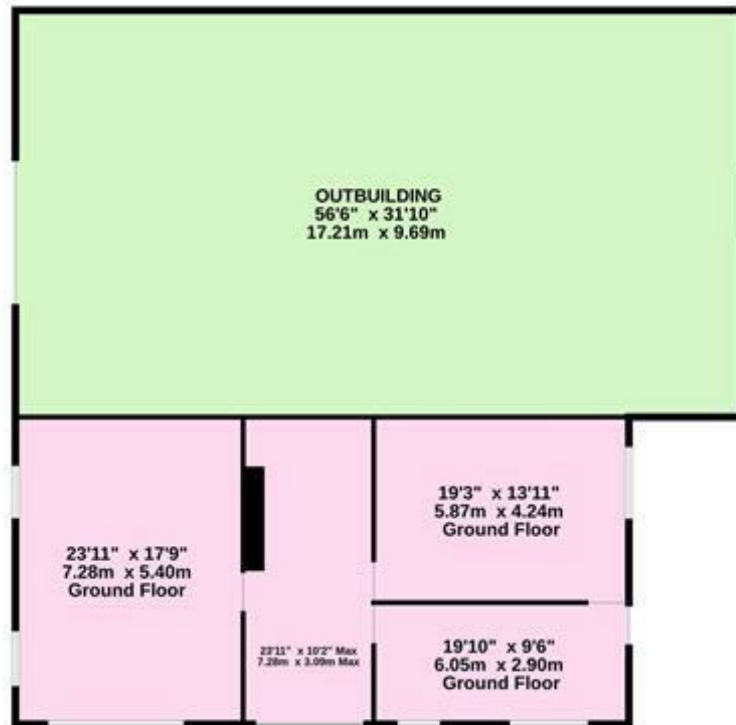
Whilst the Agents have walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchaser's professional advisors prior to exchange of contracts.

ENQUIRES ARE SOUGHT FROM SERIOUS PURCHASERS WITH THE NECESSARY EXPERIENCE AND FUNDING.

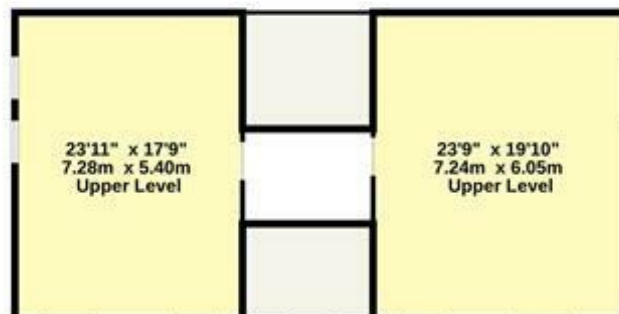
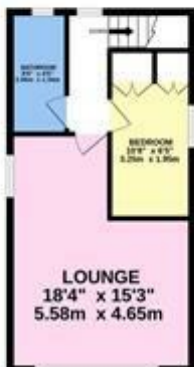
Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR



1ST FLOOR



LANESIDE FARM, SAWLEY, BB7 4LF

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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