



 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL

Smithells Farm Barn, Higher House Lane, nr White Coppice, Chorley, Lancashire PR6 9BU
By private treaty Guide Price offers over £ 400,000

Smithells Farm Barn

Higher House Lane
Heapey, nr White Coppice
Chorley
Lancashire
PR6 9BU

A large traditional detached stone barn with full planning permission to convert and significantly extend in modern materials as a self-build to provide four receptions and four double bedrooms, three bathrooms.

Set in about 0.24 acres (0.1 Ha)
in a stunning rural setting.

A most popular of locations
Near White Coppice
Chorley, Lancashire

Guide Price offers over £ 400,000



Smithells Farm Barn is located along Higher House Lane with good shared access via a shared private driveway together with access via a shared field gate entrance into the rear of the property.

The stone barn has full planning permission to convert and significantly extend over two floors into a single detached self-build dwelling house to be commenced within three years from 30 September 2025

Reference: 25/00253/FUL

Conversion of an existing stone barn into a self build dwelling including part single/part two storey rear extension.

Traditional Stone Barn

A detached traditional stone barn constructed of solid wall elevations under a pitch slate and stone flagged roof. The proposed accommodation will extend to approximately 2,717 sq.ft (252.56 sq.m) gross internal floor area over two floors providing the following accommodation;

Ground Floor

Gallery Reception Hall

Study

Dining Room

Lounge

Downstairs WC

Boot Room

Pantry

Kitchen (incl single storey new build extension)

First Floor

Galleried Landing

Master Bedroom - Large double with glazed elevations ensuite shower room, walk-in wardrobe (new build extension)

Bedroom 2 - Double

Family Bathroom

Bedroom 3 - Double

Bedroom 4- Double

Jack and Jill Shower Room

Plot

The property is set within approximately 0.24 acres (0.1 ha) of curtilage which also has the benefit of a separate shared field gate access onto Higher House Lane.

Services

The buyer will be responsible for connecting mains water and electricity. The buyer will be responsible for installing foul drainage to private waste treatment tank and handling of surface water drainage in accordance with planning Condition No.9. Reference: 25/00253/FUL

Tenure

Freehold. Immediate vacant possession available. No vendor chain. Sale by Conditional Contract subject to varying of Condition No.8 relating to named self-build occupier.

Boundary Responsibilities

The purchaser will be responsible for erecting and forever maintaining a permanent livestock proof fence along the perimeter of the curtilage.

Planning Permission

Reference: 25/00253/FUL to be commenced within three years from 30 September 2025 subject to complying with the planning Conditions.

A self-build dwelling requires the named occupant(s) to reside in the dwelling for a minimum of three years in order to qualify for BNG relief. The purchaser will have ability to be the self build individual, subject to contract.



Shared Private Driveway

The driveway entrance will be by way of a full right of access shared with Smithells Farmhouse. The owner of Smithells Farmhouse is the seller of the barn and is intending to renovate the farmhouse to a high standard for their own occupancy.

There will also be a separate shared field gate access to the rear of property again by way of a full right of access shared with Smithells Farmhouse who will retain ownership to access their retained grass paddock.

Viewing

External viewing from the roadside only without appointment for safety reasons. Otherwise viewing is strictly by appointment via email request to adamp@shpvaluers.co.uk

Directions: **What3Words seat.limes.direct**

Please note that Higher House Lane via Moor Road is currently closed due to roadworks. Access Higher House Lane via Heapey Road or Hollin Lane, White Coppice

These details do not form any part of a binding contract of sale of the property and are produced subject to contract. The vendor is not required to accept the highest or any offer made, the seller may sell prior to the informal tender date or may withdraw the property from sale.

Money Laundering Regulations

The selling agents will require any offeror, confirmation of the purchaser's ability to fund the purchase with evidence of funding together with two forms of formal identification. We will also undertake an online check to identify any politically exposed persons and persons subject to sanctions as necessary under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property





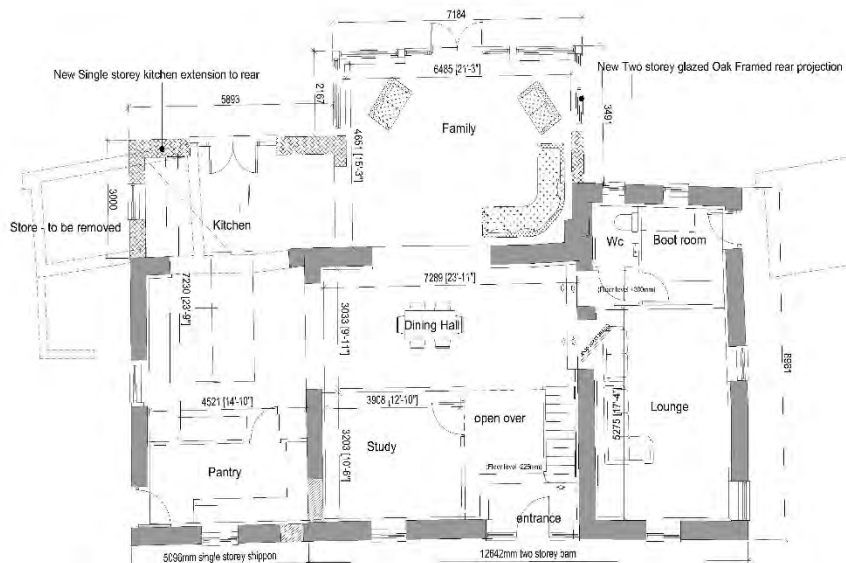
Proposed Front (West) Elevation
Stone Barn



Proposed Side (North) Elevation
Stone Barn



Proposed Rear (East) Elevation
Stone Barn



Proposed Ground Floor Plan - 154.73m²/1665 sq ft internal area
Stone Barn - 1028.7m³ volume



Proposed First Floor Plan - 106.95m²/1151 sq ft internal area



Proposed Side (South) Elevation
Stone Barn

Smithills Farm, Higher House Lane, Heapey, CHORLEY PR6 9BU

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be used to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from BPD.
- The survey drawings and ownership boundaries are produced using all reasonable endeavour. BPD cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

DESIGN HAZARD IDENTIFICATION

- No significant Hazards have been identified in this drawing.

KEY

Application Site Area - 0.235 acres / 953m² (adjacent road)

- SUDs compliant permeable driveway areas
- Proposed Garden area
- Existing buildings
- Structure to be demolished
- Existing Trees - refer to AIA
- Hardstanding (Flagged path/pavement)
- Existing Hardstanding (Cobblestones)



BARN CONVERSION - PROPOSED SITE LAYOUT PLAN - 1:200

 bpd Architecture CIAT Registered practice Studio, Higher House Lane, Higher Heapey Chorley, Lancashire PR6 9BU Tel: 01257 220510 web: www.bpdarchitecture.co.uk email: info@bpdarch.co.uk			
 Chartered Institute of Architectural Technologists Registered Practice			
Project Smithills Farm, Higher House Lane Heapey, CHORLEY PR6 9BU			
Title Proposed Barn Conversion PROPOSED SITE LAYOUT PLAN			
Scale 0/01	Date	Ref	Drawn
1:200	March 2025	Job 1216	NDS
Rev No			Rev
	1216/SFH/SLP2		A



View overlooking the barn in the middle ground taken from Healey Nab towards White Coppice



69 Garstang Road, Preston, Lancashire, PR1 1LB
Tel: 01772 555403 Fax: 01772 885333

www.shpvaluers.co.uk

SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.