



HORNCLIFFE HOUSE FARM BURY ROAD
Rossendale, BB4 6JS
Offers Over £300,000

HORNCLIFFE HOUSE FARM BURY ROAD

Property at a glance

- substantial development project
- derelict farmhouse/stables and detached barn
- set in around an acre of grounds
- secluded and sought after location
- significant investment required
- rare development opportunity

Horncliffe House Farm & Stables is a substantial potential development site located in this secluded semi rural position adjoining neighbouring farmland, located at the rear of the prominent country home Horncliffe House, itself currently undergoing a significant programme of renovation, but originally built back in 1869 for local wealthy mill owner Henry Hoyle Hardman, the farm and stables would have been built to service the grand main house . Now in a complete state of disrepair, the site is set in around an acre and subject to the usual planning consents would be suitable to be developed into a single family home, due to constraints on visibility at the site entrance it is unlikely any further development would be permissible. The site itself comprises of the Farm Managers House which is approximately 8 metres wide by 5 metres deep, the stable block is roughly 16 metres x 7.5 metres and the detached Dutch style barn is 7.5 metres square. The site is derelict and will require significant site clearance and investment, but offers an exceptional and rare opportunity to design, craft and create a substantial family home. Freehold site.

VIEWINGS BY APPOINTMENT ONLY.

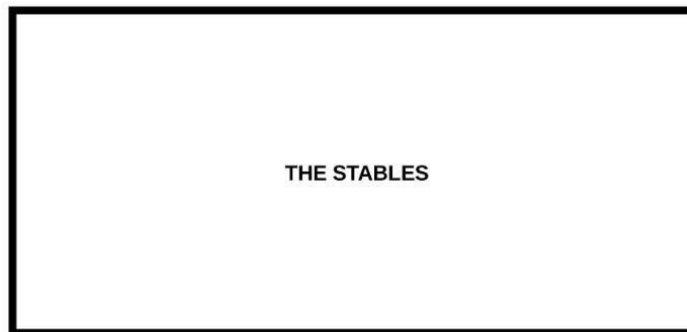




GROUND FLOOR
2328 sq.ft. (216.2 sq.m.) approx.



FARMHOUSE



THE STABLES



DUTCH BARN

TOTAL FLOOR AREA : 2328 sq.ft. (216.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(39-48) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(39-48) F			
(31-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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