



# Cockshotts Barn, Wesley Street, Sabden, BB7 9EH

Stone barn with Planning Permission for conversion into three dwellings

Offers over £475,000

INGHAM & YORKE

Chartered Surveyors & Land Agents

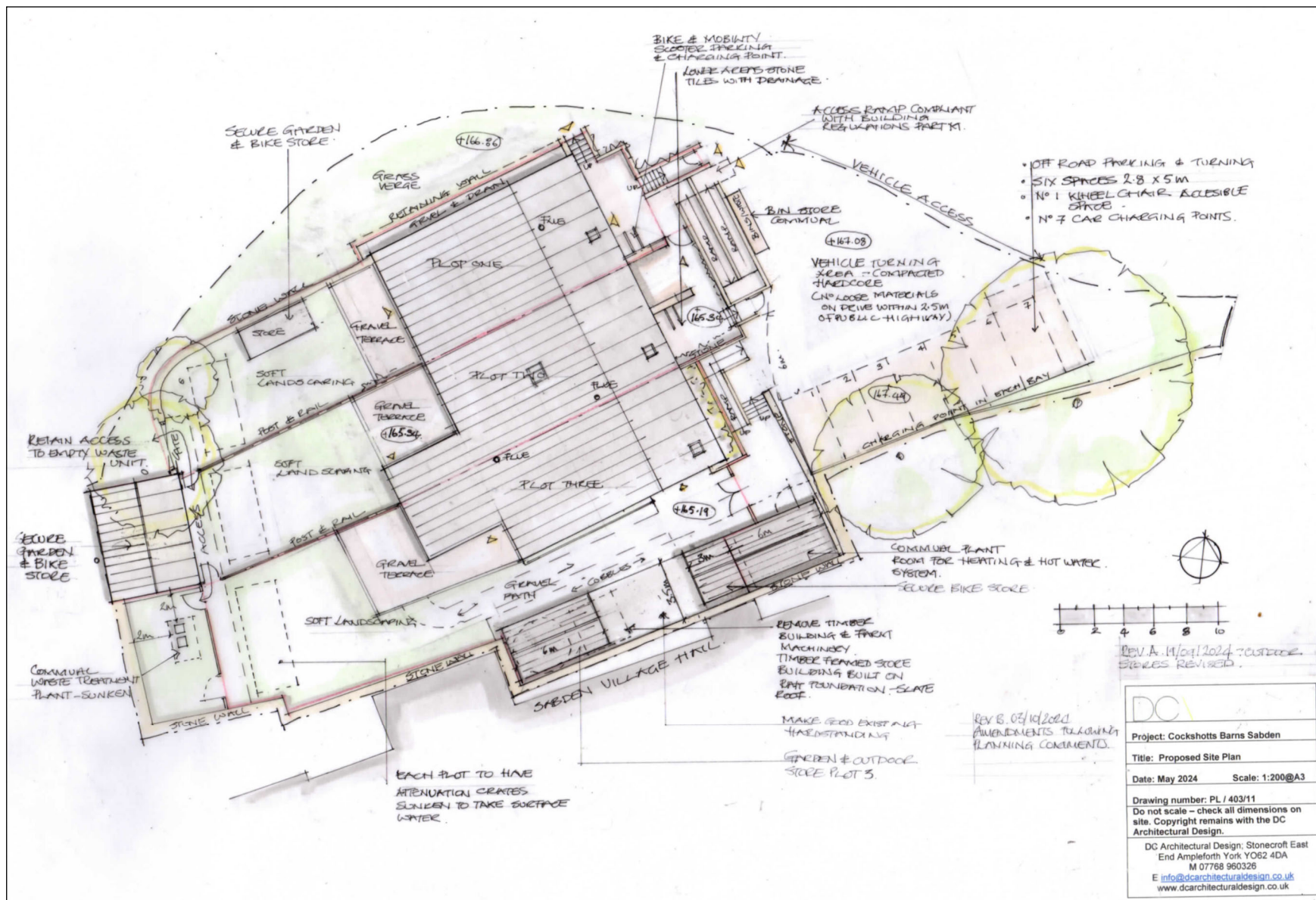


## For Sale by Private Treaty

Offers over £475,000

- A substantial detached traditional sandstone barn, with planning permission granted on 18th October 2024 (subject to conditions being discharged by the purchaser), for conversion into three residential dwellings designed for modern contemporary comfort, each with views to open countryside.
- The plans allow for the barn to be divided into three units, including a four-bedroom unit (Plot 2) and two three-bedroom units (Plots 1 & 3). Each unit is designed with open-plan kitchen and living areas, including utility rooms. The bedrooms are double sized, with the master bedrooms benefiting from en-suite bathrooms.
- The barn is located in a superb picturesque village in the heart of the Pendle Hill valley and is a short walking distance from local amenities and wider transport links.
- This opportunity is suitable for developers or for those looking for a private, individual and bespoke project to complete themselves.
- Application Number 3/2024/0530 Ribble Valley Borough Council.







### General Description

A superb opportunity to purchase a traditional stone barn to convert into three modern all inclusive properties. The barn is constructed from sandstone with a slate roof framed by stone quoins and wooden window and door frames, which include the iconic large cart house door as part of the design of Plot 2. Internally, the barn has split sections including a cowhouse with stalls and hayloft.

The design of the conversion has been thoughtfully created to maintain the building's character by incorporating modern living spaces and recreating vernacular features such as the original window styles. The layout includes open-plan kitchen and living areas, alongside convenient utility rooms, and overall presenting a perfect balance between traditional charm and contemporary comfort. The architect is Danielle Arkwright from DCA, and the heritage consultant, Tiffany Snowden, from Blue Willow Heritage. The barn is currently used for agricultural purposes and is subject to tenancy, with vacant possession granted from the 3rd February 2026, or earlier by agreement between vendor and tenant.

### Plot 1

Situated on the north side of the barn, the design accommodates an entrance hall, open-plan kitchen / living area with WC. Stairs lead to family bathroom and three generously sized double bedrooms, which includes a master suite with its own en-suite bathroom. Externally, there is a courtyard terrace with garden.

### Plot 2

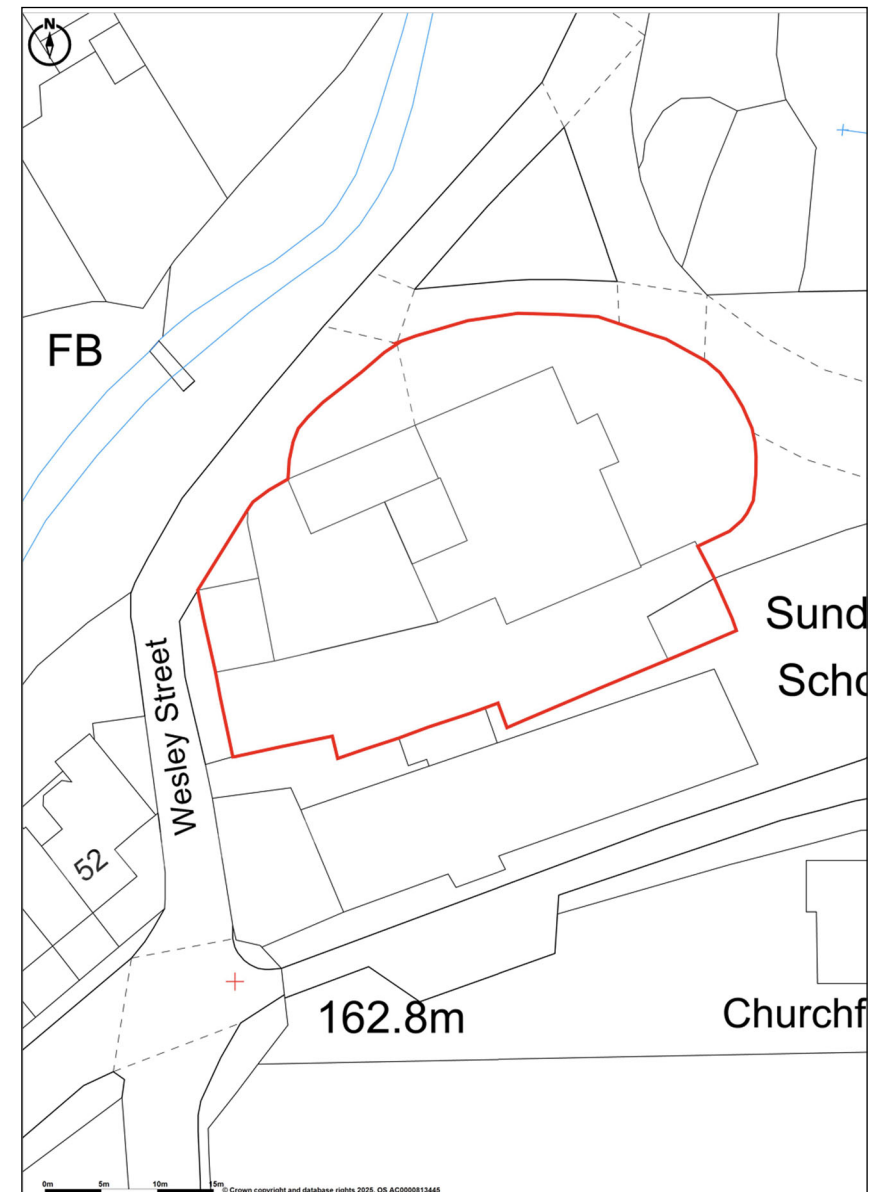
The central and largest unit features the iconic cart door, designed to flood the open-plan kitchen / dining area, larder, and sitting room with natural light. The spacious gallery landing leads to the family bathroom and three generously sized bedrooms, one of which includes an ensuite. On the second floor, the master bedroom is complete with an ensuite bathroom, together with dressing room or, alternatively, a home office. Externally, there is a garden and shed.

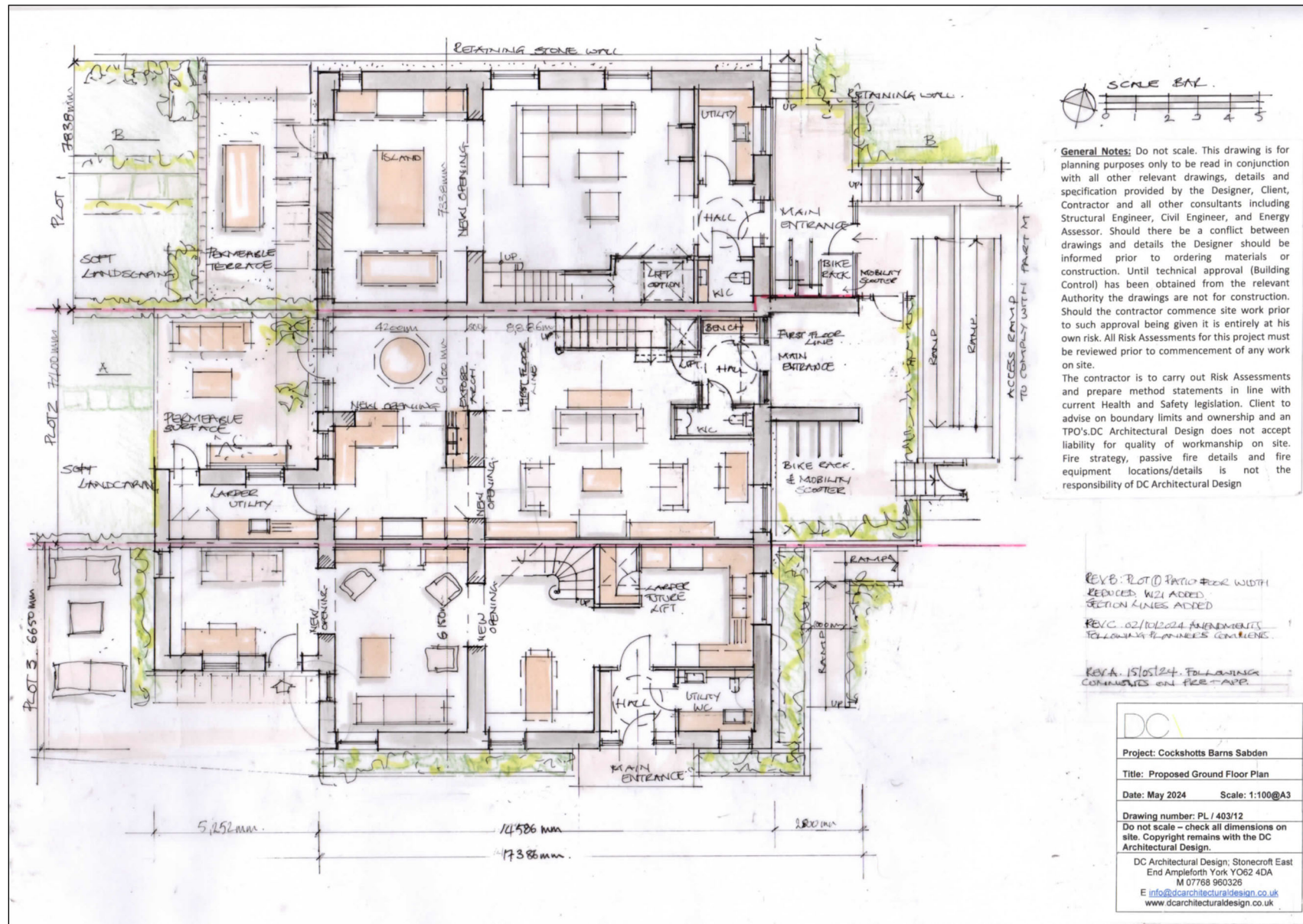
### Plot 3

This plot is located on the boundary with Sabden Village Hall on the southern side of the barn. This three-bedroom dwelling boasts spacious ground floor living, including a well-appointed kitchen, dining area, lounge, W.C and sunroom. On the second floor, you'll find a family bathroom and three generously sized double bedrooms, with the master bedroom benefiting from an en-suite bathroom.

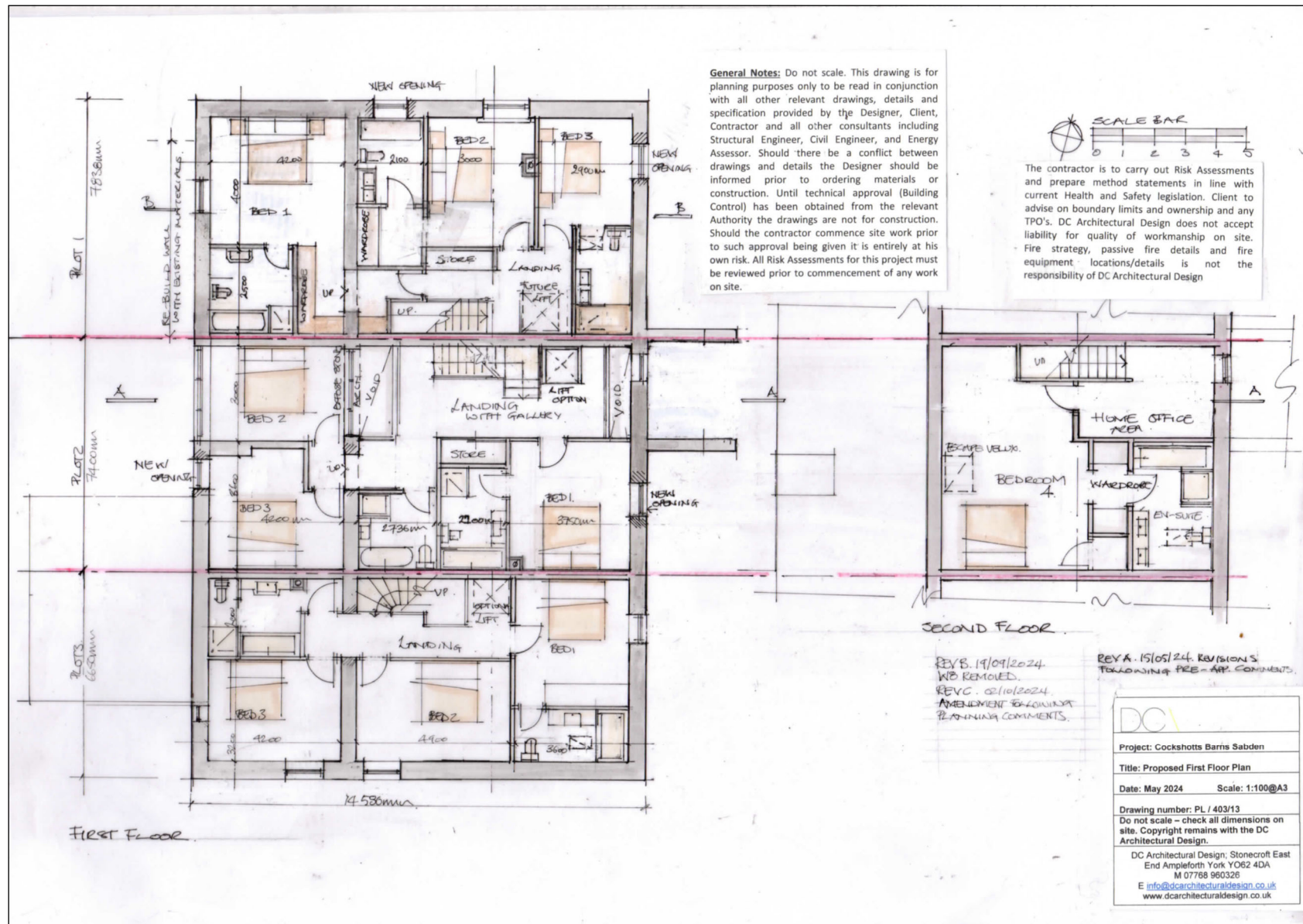
### Location

The barn is situated in the picturesque village of Sabden, nestled in a steep-sided valley at the base of White Hill and Pendle Hill. To access the property from Clitheroe Road, Sabden, turn onto Wesley Street heading northeast. The barn is located at the end of the terrace houses, with the access wrapping around to the north side of the plot.









**Access, Easements and Wayleaves:** The property is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

**Asbestos:** No survey has been completed by the vendor to determine whether asbestos is present at the property.

**Boundaries and fencing obligations:** Purchasers are to satisfy themselves of the condition of boundaries and fencing obligations under the planning approval.

**Coal field/mining:** The property is not within a high risk development area.

**Condition of the Property:** The property is being sold as seen in its current condition, subject to the tenant's clearance of any fixtures and fittings.

**Flooding:** The UK Government Flood Map for planning shows the property located in Flood Zone 1.

**Health and Safety:** The Vender and Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property. Appropriate PPE must be worn when viewing. Do not climb gates, walls or fences or enter any neighboring property.

**Local Authority:** Ribble Valley Borough Council      Tel.: 01200 425111

**Method of Sale:** Private Treaty. If there is a high level of interest best and final offers may be sought.

**Money laundering regulations and compliance:** The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

**Plans, area and schedules:** Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle

any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

**Planning:** Full Planning Permission application under Application No. 3/2024/0530 is available to view on Ribble Valley Borough Council's website <https://webportal.ribblevalley.gov.uk/planningApplication/36971>. The planning conditions will be for the purchaser to discharge before the commencement of the development. All documents were current at the time of submission.

**Professional Services:** Please do not contact any of the professionals who have prepared documents for the planning application unless prior permission is granted by Ingham and Yorke LLP beforehand.

**Services:** The property has mains electricity and spring water connections, a mains supply will be needed as permission will not be granted to connect to the spring supply.

Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

**Restrictions:** If the buyer wants to change the planning permission drawings and design, consent will be required from the vendor and any successors in title. This will be a stipulation of the sale contract.

**Title & Tenure:** The property is for sale freehold, with vacant possession being secured on the 3rd February 2026 following the expiry of an Agricultural Holdings Act tenancy.

**Viewings:** Viewings are strictly by appointment only with the selling agent. The property cannot be viewed without the agent. All enquiries should be directed to Helen Vickery.

*Subject to Contract*

*Photos taken Summer 2024*

**Ingham & Yorke LLP** for themselves and as agents for the vendors or lessors of this property 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. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to be correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommend-ed to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.



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