

Cockshotts Barn

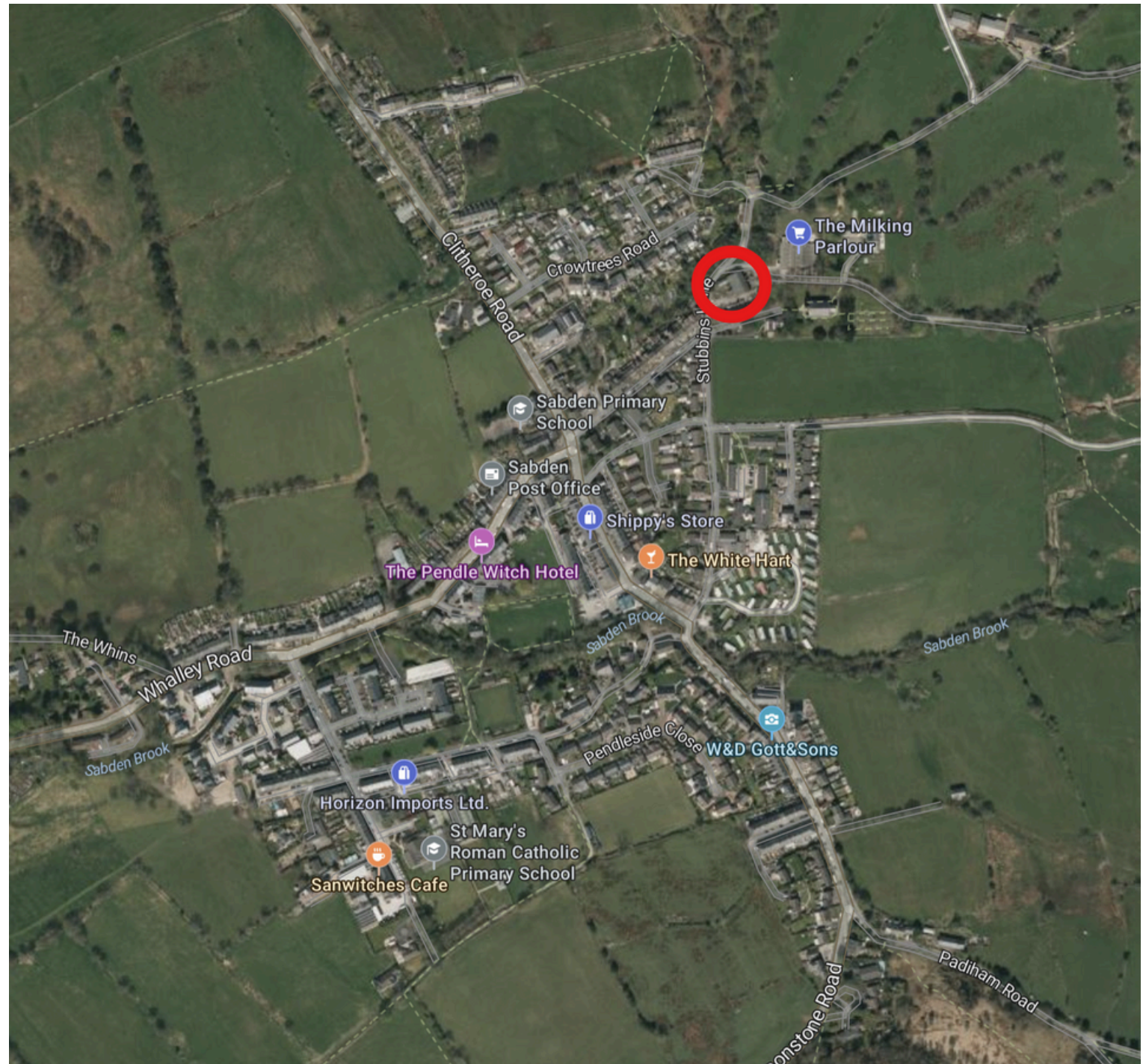
£430,000

Guide Price

Stone barn with
Planning Permission
for conversion into
three dwellings

Wesley Street, Sadebn, BB7 9EH

INGHAM & YORKE





FOR SALE

PROPERTY TYPE



Barn

DWELLINGS



3

Key features

- A substantial detached traditional sandstone barn, with planning permission granted on 18th October 2024 (3/2024/0530 - subject to conditions being discharged by the purchaser), for conversion into three residential dwellings designed for modern contemporary comfort.
- 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).
- This opportunity is suitable for developers or for those looking for a private, individual and bespoke project to complete themselves.
- 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.



A superb opportunity to purchase a traditional sandstone barn with slate roof, ideal for conversion into three modern, all-inclusive homes. Featuring original elements like stone quoins, timber frames, and the iconic cart house door (Plot 2), the barn includes a cowhouse, 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.

Architect Danielle Arkwright (DCA) and heritage consultant Tiffany Snowden (Blue Willow Heritage) have shaped the plans. The barn is currently tenanted for agricultural use, with vacant possession from 3rd February 2026, or sooner by agreement.

Located in the scenic village of Sadben, in a steep valley below White Hill and Pendle Hill. Access is via Wesley Street from Clitheroe Road, with the barn found at the end of the terrace and entry wrapping around to the north.

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.

Access, Easements & Wayleaves: The property is sold with all existing rights of way, easements, covenants, and utility connections, whether mentioned or not.

Asbestos: No asbestos survey has been conducted.

Boundaries & Fencing: Buyers must confirm boundary and fencing responsibilities per planning approval.

Condition: Sold as seen, subject to the tenant clearing any fixtures and fittings.

Coalfield/Mining: Not in a high-risk development area.

Flooding: Located in Flood Zone 1, per the UK Government Flood Map.

Health & Safety: Access is at your own risk. PPE must be worn; do not climb boundaries or enter neighbouring land.

Method of Sale: Private Treaty. Best and final offers may be invited if demand is high.

Money Laundering Compliance: Buyers must provide ID and proof of address in line with 2017 regulations before offers can be accepted.

Plans & Areas: Plans are for reference only. Buyers must verify all details. No warranties are given.

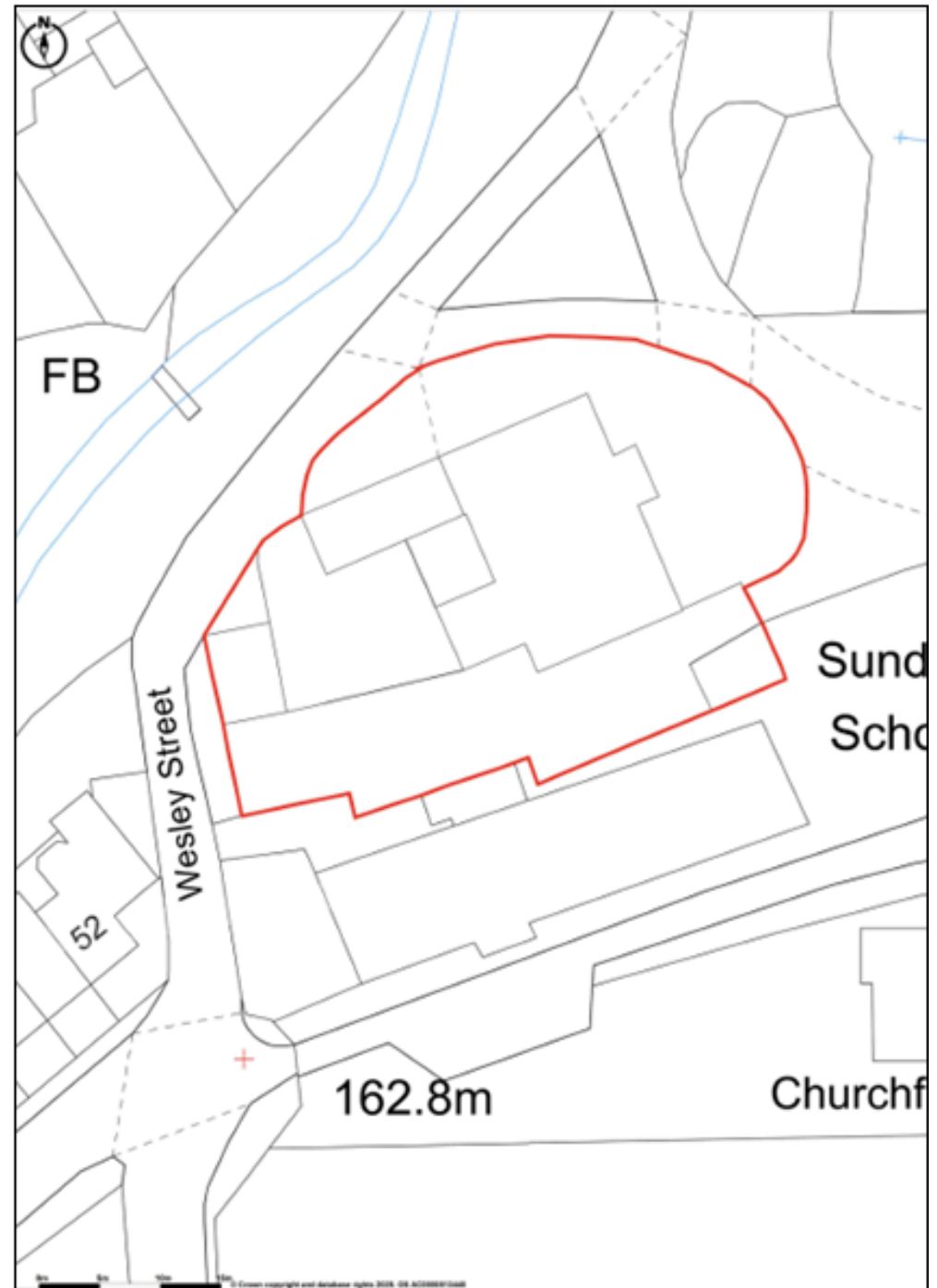
Planning: Full permission granted under Application No. 3/2024/0530. Purchasers are responsible for discharging planning conditions before development.

Professional Contact: Please do not contact professionals involved in the planning application without permission from Ingham & Yorke LLP.

Services: Mains electricity are available. Services are untested.

Restrictions: Changes to approved plans/designs require the vendor's written consent, as per the sale contract.

Title & Tenure: Freehold with vacant possession from 3rd February 2026, after expiry of an Agricultural Holdings Act tenancy.



Viewings Strictly by appointment

Directions

What3words

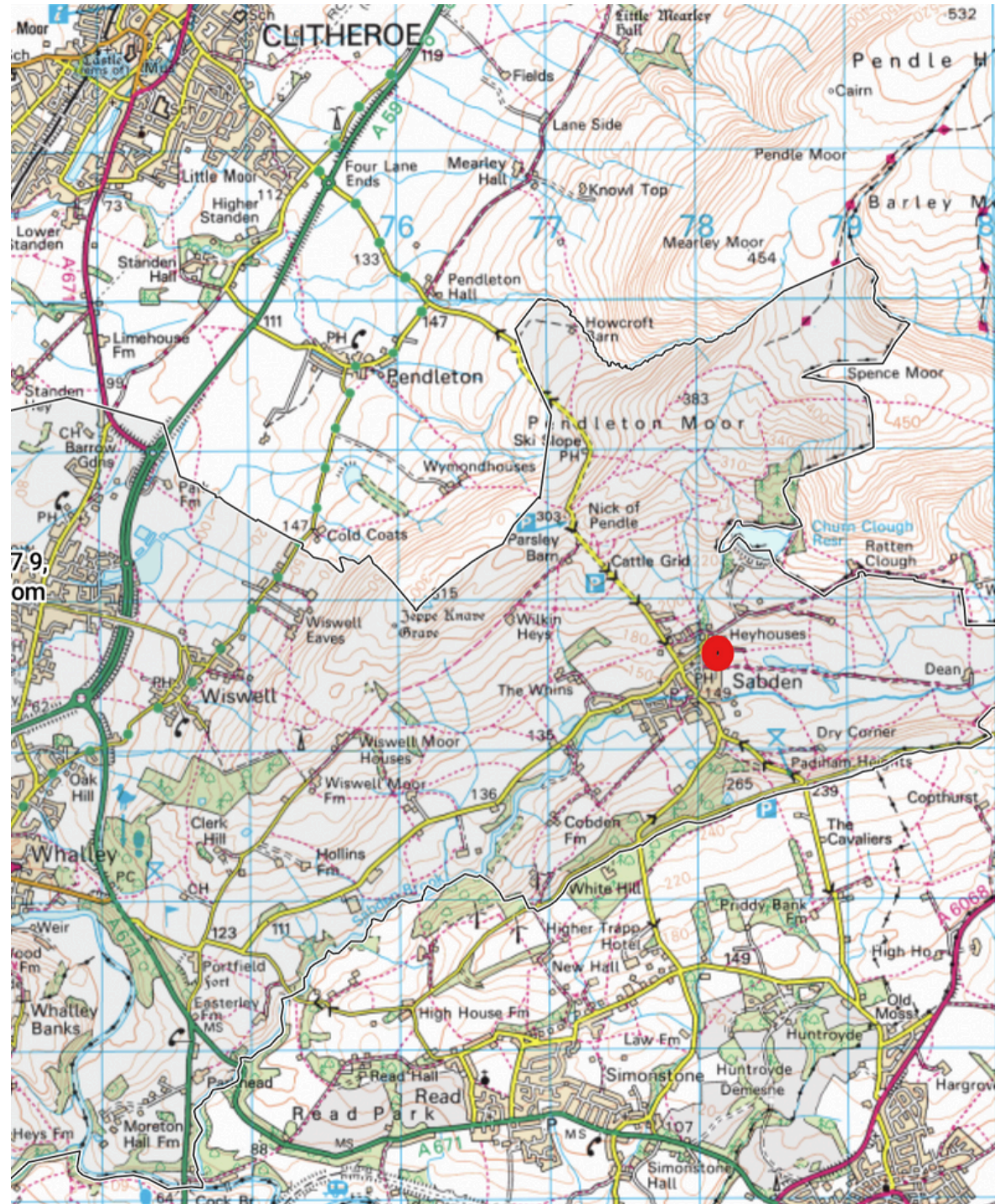
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Disclaimer: All details provided in good faith. Buyers must verify all information and rely on their own investigations. Subject to contract.

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