



High Head Buildings

Green Lane, Chipping, Preston, PR3 2TQ

INGHAM & YORKE

Chartered Surveyors & Land Agents

For Sale by Private Treaty

Offers in excess of £200,000

A rare opportunity to acquire a range of traditional farm buildings extending to around 235.4m² (2533.8ft²) in addition to attached areas of covered yard. Previously used for commercial cheese making, the property is ready for a new lease of life, and offers a range of alternative uses subject to planning. High Head is ideally located in the Ribble Valley, close to Chipping, and within Forest of Bowland Area of Outstanding Natural Beauty.

General Description

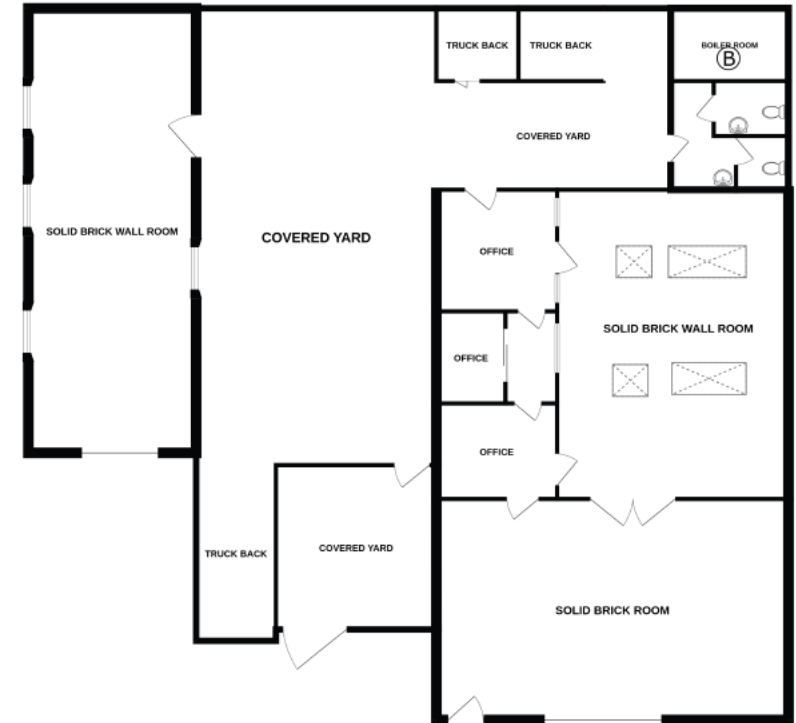
The property comprises two traditional red brick barns with a timber mono-pitched covered yard, linking the two. The buildings are situated within an area of hard-standing (extending to circa 0.73 acres) providing two vehicular access points onto the privately owned Moss Lane, a short distance from the public highway.

The site is located in an attractive rural setting whilst providing easy access to Longridge, Clitheroe, Preston and the M6 motorway.

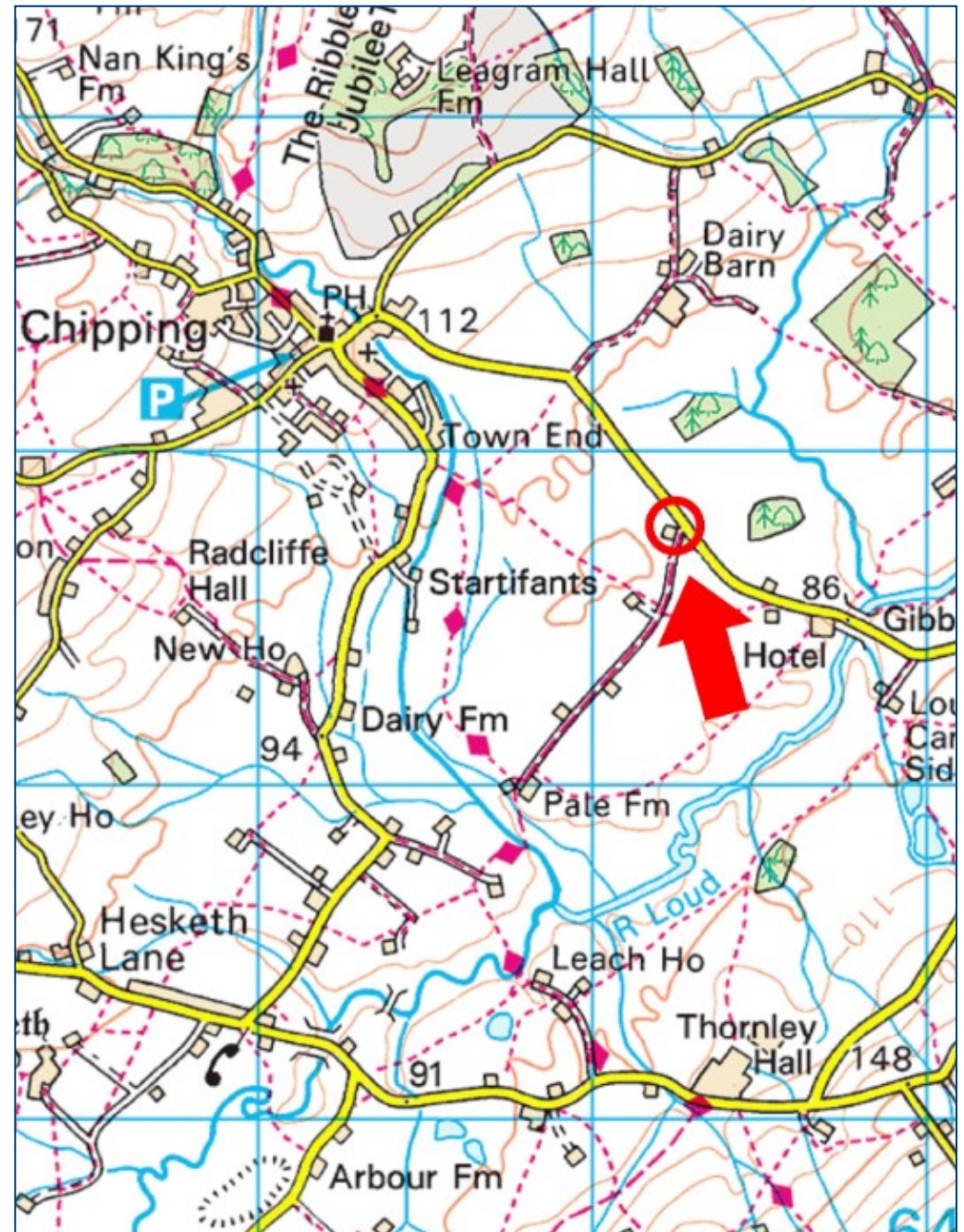
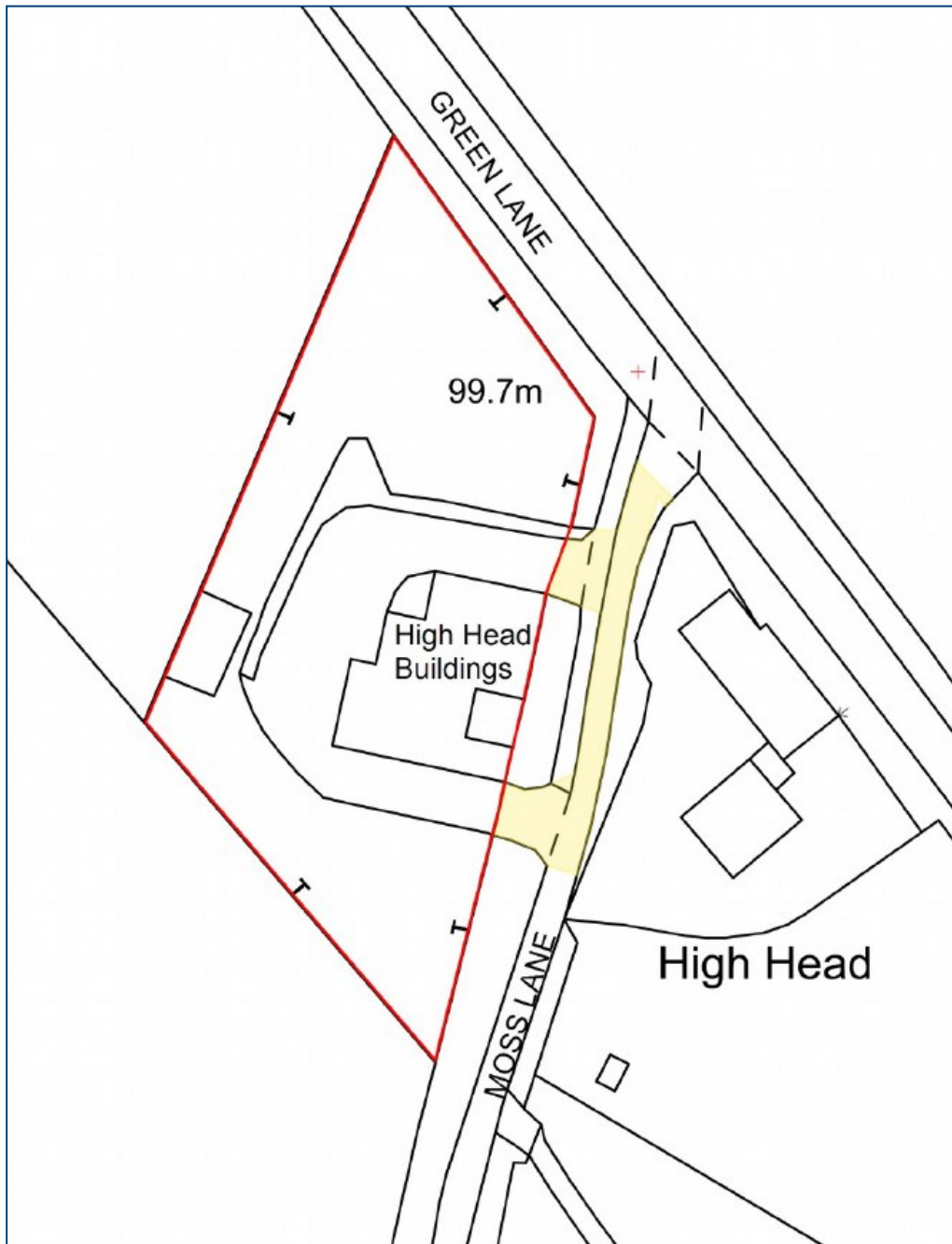
Distances

Clitheroe - 8 miles Preston - 14 miles Lancaster - 20 miles

GROUND FLOOR
4104 sq.ft. (381.3 sq.m.) approx.



Buildings	Dimensions
1) Concrete base, red brick structure and fibre cement roof.	12.3x 6.72m
2) Concrete base, red brick structure and fibre cement roof.	9.29x 14.94m



Background Information

Access, Easements and Wayleaves: The land 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 or proposed wayleaves, masts, pylons, stays, cables, drains and other planning schemes 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.

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.

Energy Performance Certificate: Energy rating D

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

Health and Safety: The Vendor and Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land or buildings. Do not climb gates or fences. Do not enter neighbouring property.

Local Authority: Ribble Valley Borough Council, Clitheroe, BB7 2RA 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 Money 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, Areas 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: The property is located within Ribble Valley Borough Council planning authority and is within the Forest of Bowland National Landscape.

Planning consent was obtained in 1999 for the change of use of the premises *For Cheese Manufacture And Storage (Approved)* (3/1999/0578). However, this use ceased in early 2023.

'Permission in Principle' was recently sought for the change of use of the property to form a detached residential dwelling (3/2024/0475). This was refused by Ribble Valley Borough Council listing it as a site with employment generating potential. Any Purchaser must ensure their proposed use complies with the existing planning consent. Alternatively, they will be required to seek their own planning consent for any variation to this classification.

Restrictive Covenant: The property is sold subject to a restrictive covenant requiring that the property should be used for the existing planning classification only (B2). The restrictive covenant will apply to successors in title.

Services: The property benefits from single phase electricity. The Purchaser is responsible for arranging their own mains water connection. Drainage was historically provided by a septic tank, which is still in situ. The Purchaser will be required to satisfy themselves that the present system in place is capable of being utilised for their proposed use.

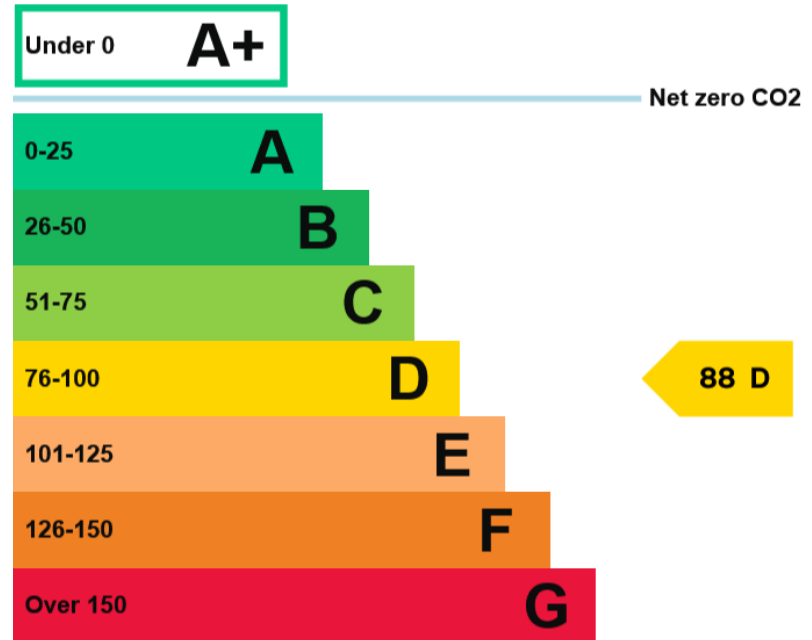
Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the Purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: The property is for sale freehold with vacant possession upon completion.

Viewings: Viewings are strictly by appointment only with the selling agent. All enquiries should be directed to **Natalie Williams** or **Chris Cowey** on **01200 423 655** or email sales@inghamandyorke.co.uk.

Photos taken August 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 the 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 recommended 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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