



Brockhall Farm, Brockhall Village
Old Langho, Lancashire BB6 8BB
136.71 acres (55.32 ha) LAND AND BUILDINGS
FOR SALE AS A WHOLE OR IN LOTS BY INFORMAL TENDER

FINAL DATE FOR SUBMISSION OF TENDER - 22 NOVEMBER 2021

Brockhall Farm lies to the North and East of Brockhall Village in the Ribble Valley, within easy reach of the A59 and near to Whalley, Blackburn and Preston. The market town of Clitheroe is only eight miles away. There is a farmhouse and bungalow (NOT INCLUDED IN THE SALE), but the rest of the farmstead now enjoys planning consent for conversion to eight dwellings with garages and garden areas allocated to each unit.

In addition to the farmstead / development site, there is also a total of approximately 135 acres (55ha) of land which is available for sale in lots or as a whole. This comprises 44.9 hectares of good grassland, 5.42 hectares of mixed deciduous woodland and approximately 5 hectares of river bed included in the sale. There is also just over a mile of single bank fishing rights that are available with Lot 6.

All of the land is registered with the Rural Payments Agency and all Entitlements are included within the sale of each lot as appropriate.

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tel. 01200 420100

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Lot One - The Farmstead Building Development

2.1 Acres (0.84ha)

Brockhall Farm was built in connection with Brockhall Hospital which was opened in 1904 and closed in 1992 when the site was redeveloped as a gated community (now Brockhall Village) and Blackburn Rovers training ground which lies on the Southern and Western boundaries of the property. The farm was bought by the current vendors family in 1974 and has been farmed as a dairy and stock farm since then. It is thought that the site has been occupied by a farm since the sixteenth century and perhaps even earlier, but there is no structural evidence of any such earlier buildings on the site now.

Planning consent to demolish and/or convert a number of the buildings into 8 residential properties along with the construction of a number of garages, parking, gardens and amenity space for each property was obtained from Ribble Valley Borough Council on 27 August 2021.

Full details of the consent are available on the Ribble Valley Borough Council planning portal - Application number 3/2021/0311. Briefly the consent will create eight new dwellings with a total Gross Internal Floor Area of 1,602m² (17,244 sq ft) plus garages, courtyard and garden areas.

The existing features of the farm buildings have been maintained and celebrated, including internal courtyards, exposed structure and materials, double height spaces and large barn door openings.

Access is via an existing lane from Old Langho Road via the rear of Larkhill Cottages. Mains electricity is connected and drainage will be via a new sewage treatment plant. A new mains water connection will be required.

The Land

The holding comprises a total area of approximately 136.68 acres (55.31ha) and is all registered with the Rural Payments Agency.

There are approximately 110.9 acres (44.9ha) of good grassland, 13.4 acres (5.42ha) of mixed deciduous woodland and approximately 12.44 acres (5 ha) of river bed included in the sale.

An overage clause will apply to all the land sales - If at anytime in the next 25 years, residential planning consent is granted on any of the land, a 50% uplift payment will be made to the vendors.

We have allocated the land into the following lots. The vendors will consider further splitting of the lots if appropriate.

All sporting rights and mineral rights are included within the sale of each lot. Home to a vast array of wildlife including deer, otters, badgers & bird life including riverside breeds such as Kingfishers, Herons, Sandpipers, Mergansers, Sand Martins and Little Egrets along with many other indigenous bird species.

The properties will be arranged as per the floor plans shown herein and briefly comprise -

Property One

Single storey property - 199m² / 2,142 Sq Ft

Property Two

Duplex property - 157m² / 1,690 Sq Ft

Property Three

Duplex property - 157m² / 1,690 Sq Ft

Property Four

Duplex property - 189m² / 2,034 Sq Ft

Property Five

Single storey property - 119m² / 1,281 Sq Ft

Property Six

Duplex property - 204m² / 2,196 Sq Ft

Property Seven

Duplex property - 271m² / 2,917 Sq Ft

Property Eight

Duplex property - 306m² / 3,294 Sq Ft

Total Gross Internal Area = 1,602m² / 17,244 Sq Ft

Access from the highway is in private ownership for which there is a 50% maintenance liability.

The farm track ownership from the boundary up to the farmstead will be included within Lot One with shared responsibility for maintenance to be agreed with other users. There are no public rights of way through the farmstead. Beyond the farmstead, the ownership of the track will be included within lot 6 - again with shared responsibilities for its maintenance to be shared with other users as appropriate.

Lot Two

Lot Two - Grassland - 18.79 acres (7.6ha)

Comprising the meadows to the south of the farmstead incorporating RPA field parcel 4578 & 4101

Access - There is a hardcore track running through the middle of the land. A right of access for all purposes will be provided to the purchaser and all rights of access and easements will be retained for the farmstead and land beyond.

Public Right of Way - There are two footpaths running in a generally east-west direction across the land.

Fencing Responsibilities & liabilities - As per the T marks shown on the plan.

Services - None connected but easements will be provided by the vendors where appropriate.

Lot Three

Lot Three - Grassland - 4.95 acres (2ha)

Good quality grassland extending to 4.95 acres (2 ha). Incorporating RPA field parcel no. 1907. Lying to the northern boundaries of several residential properties.

Access - Via an existing gateway from the main farm track. A share in the maintenance of the access track will be allocated.

Public Right of Way - There are two footpaths running in a generally east to west direction.

Other Easements - There is a pipeline running approximately along the route of the footpath. The septic tank for the farmhouse and bungalow are situated within this lot.

Fencing Responsibilities & liabilities - As per the T marks shown on the plan.

Services - None connected but easements will be provided by the vendors where appropriate.

Lot Four

Lot Four - Grassland - 11.33 acres (4.586ha)

Good grassland extending to 11.33 acres (4.586ha) incorporating RPA field parcel no 0917.

Access - Via an existing gateway from the main farm track. A share in the maintenance of the access track will be allocated. Rights of access to the purchaser of lot 5 will be retained.

Public Right of Way - None that we are aware of.

Fencing Responsibilities & liabilities - As per the T marks shown on the plan.

Services - None connected but easements will be provided by the vendors where appropriate.

Lot Five

Lot Five - Grassland - 34.35 acres (13.903ha)

Good meadow land extending to approximately 34.35 acres (13.903ha).

Incorporating RPA field parcel numbers 8424, 6607 & 5619.

Access - Via an existing gateway and along the route over lot four as shown on the plan for all purposes. A share in the maintenance liability of the track will be allocated.

Public Right of Way - None that we are aware of.

Fencing Responsibilities & liabilities - As per the T marks shown on the plan.

Services - None connected but easements will be provided by the vendors where appropriate.

Lot Six

Lot Six - Grassland, Woodland & Fishing Rights 52.36 acres (21.19ha)

Good riverside meadow land, woodland, river bed and fishing rights (extending to 1.75 km of single bank fishing). The land extends to approximately 52.36 acres (21.19ha). (Incorporating RPA field parcel numbers, 6128 (woodland), 9253 (grassland) & 3321 (woodland) & approximately 5ha of riverbed.

Access - via the existing farm track as shown on the plan for all purposes. A share in the maintenance liability of the track will be allocated.

Public Right of Way - There is a public footpath that runs along the south eastern boundary of field parcel 9253, through the woodland 3321 and back to the boundary with Lot 7.

Fencing Responsibilities & liabilities - As per the T marks shown on the plan.

Services - None connected but easements will be provided by the vendors where appropriate.

Lot Seven

Lot Seven - Grassland - 11.32 acres (4.58ha)

Good grassland extending to approximately 11.32 acres (4.58ha). Incorporating RPA field parcel no's 1534 & part of 0233.

Access - via an existing farm track and through the gateway as shown on the plan for all purposes. A share in maintenance liability of the farm track will be allocated.

Public Right of Way - None that we are aware of.

Fencing Responsibilities & liabilities - As per the T marks shown on the plan. In addition, the purchaser will be responsible for erecting a stock proof fence between points A & B on the plan.

Services - None connected but easements will be provided by the vendors where appropriate.



Aerial Video Tour

Please open your phone camera, scan the above QR code and click the link to watch our video tour of the farm

services

The farmstead is supplied with mains water and electric with drainage to a septic tank.

tenure

We understand from the owners to be Freehold.

viewings

Strictly by appointment

office hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

internet

Details of this and other properties can be viewed on our website:

www.athertons-uk.com

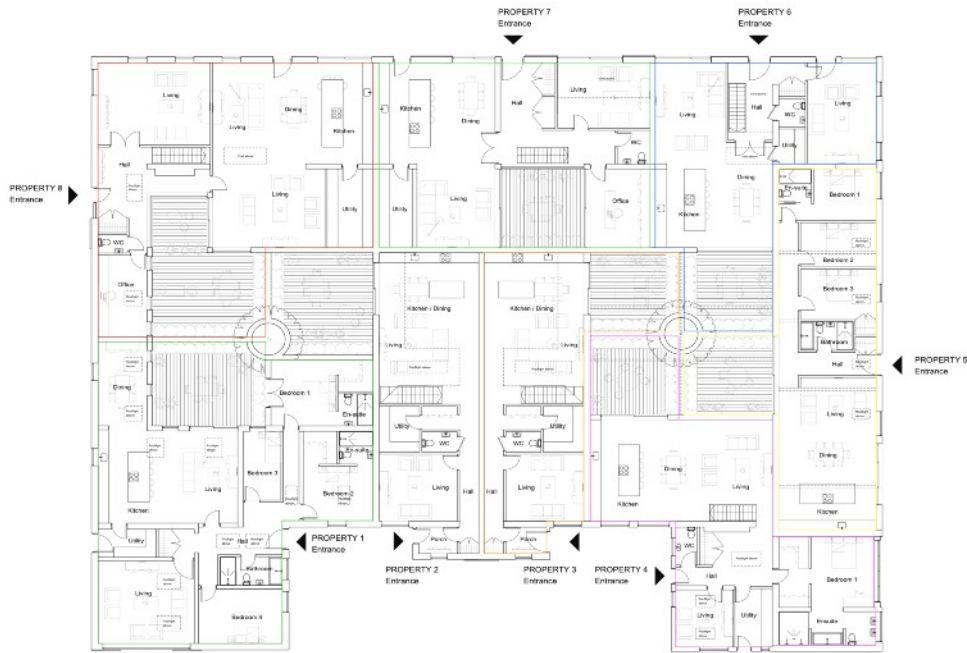
surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on:

tel: 01254 828810

mortgage consultant

For professional advice on mortgages call our Whalley office 01254 828810. (Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it).



Proposed Ground Floor Plan
Scale 1:100







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Area: 136.71 acres (55.325 ha)

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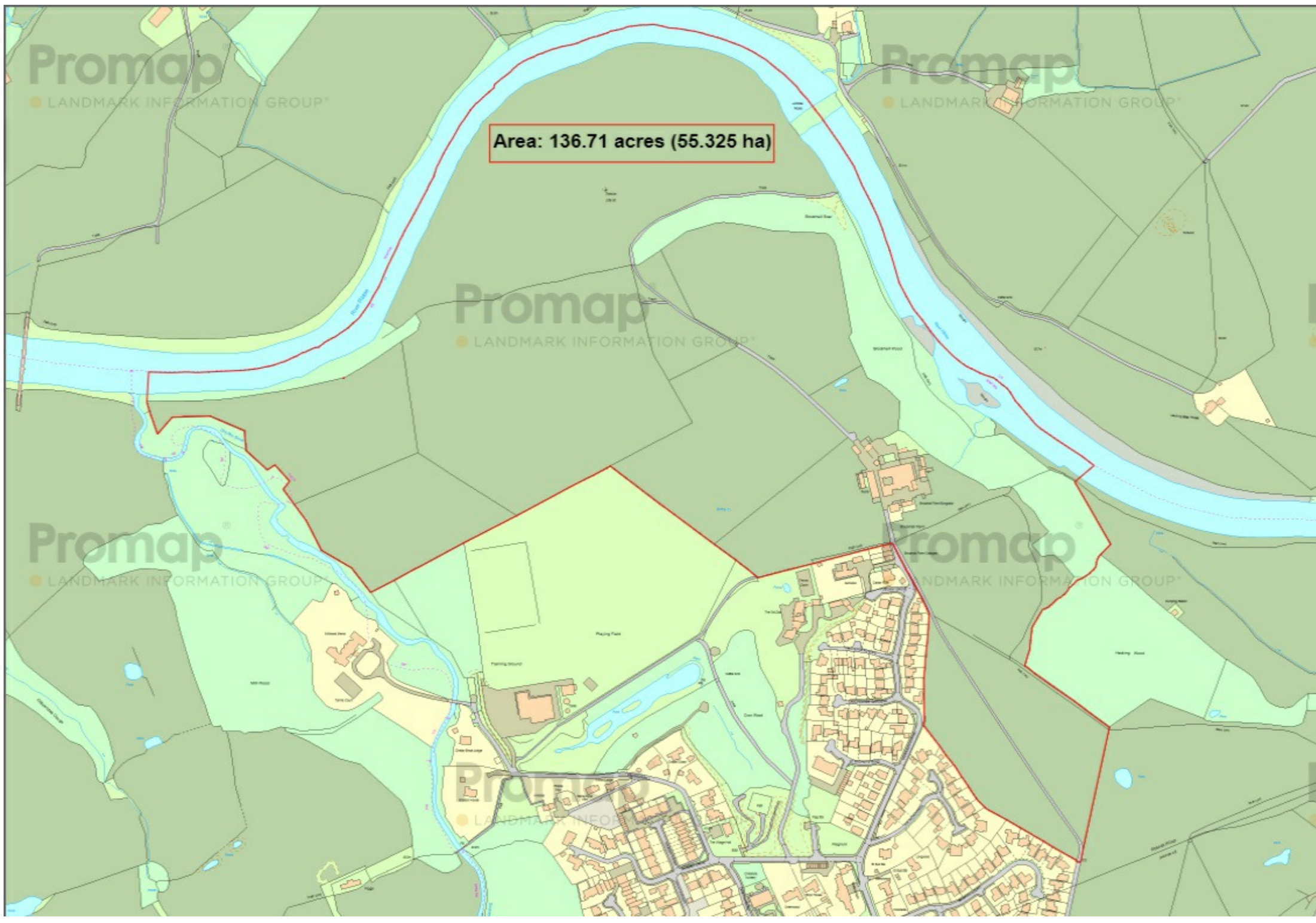
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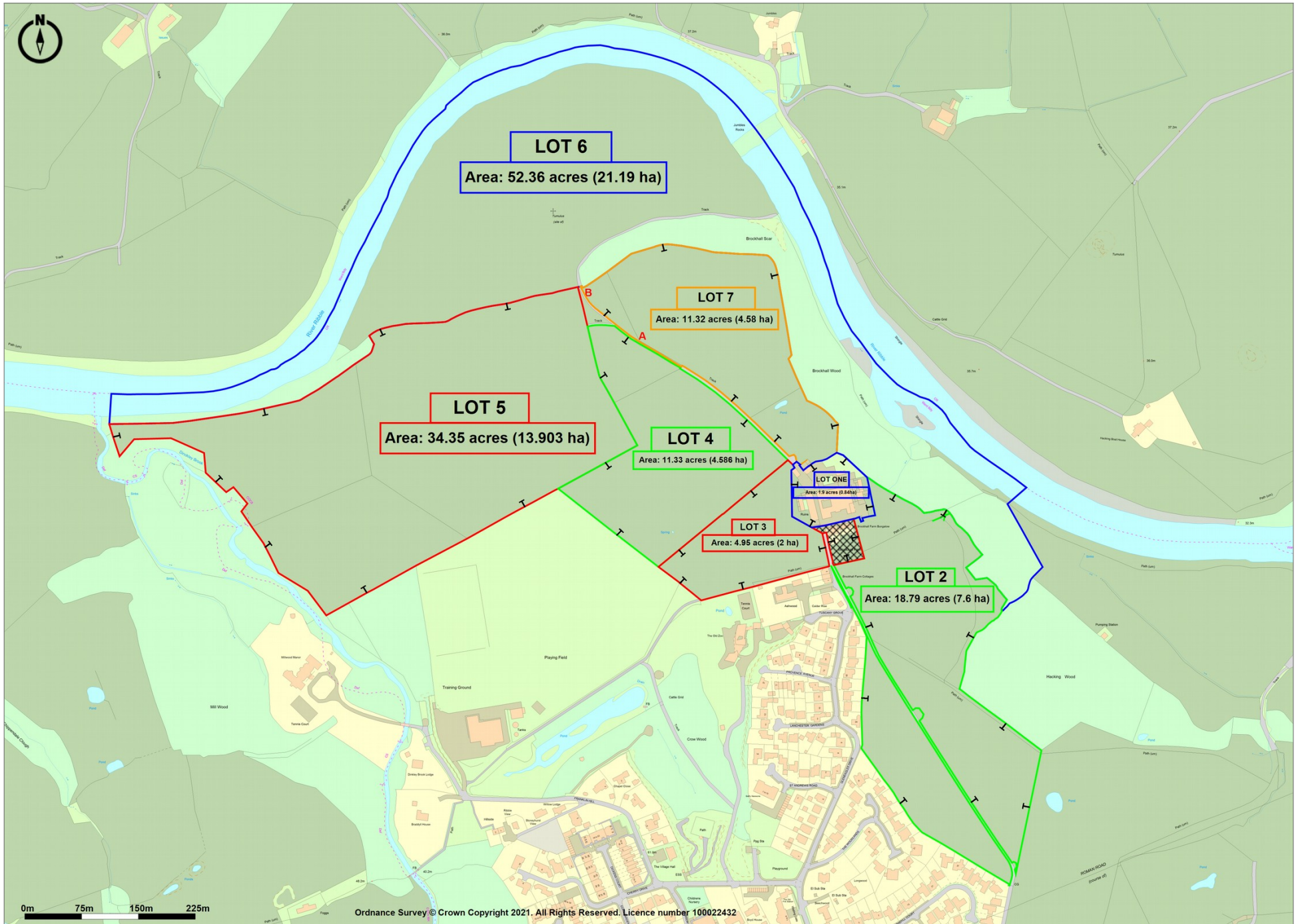
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General Remarks and Stipulations Situation

Local and Service Authorities

Ribble Valley Borough Council, Church Walk, Clitheroe, BB7 2RA

Tel: 01200 425111

Lancashire County Council, PO Box 78, County Hall, Fishergate, Preston PR1 8XJ

Tel: 0800 0530000

United Utilities (water supply) Tel: 0845 7462200

United Utilities (electricity supply) Tel:08001951452

Particulars of Sale

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of any offer of contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Athertons Ltd nor any person in their employment has any authority to make or give to the Land and Property.

Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or mis-statements shall not annul the sale nor entitle either part to compensation or in any circumstances give ground for any action at Law.

Walls Hedges and Fences

The Purchaser of the property will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchase with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

Tenure and Possession

The land is Freehold and Vacant Possession will be given on completion

Town Planning and Local Land Charges

So far as the Vendor is aware the present use of the land is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning.

Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

Overhead Electricity and Telephone Lines and Underground Cables

The Purchaser of the each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate authorities of their interest.

Rights and Easements

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

Disputes

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the purchaser as to the interpretation of the Particulars of any matter whatsoever arising therefrom or thereout that matter in dispute should be referred to the arbitration of John Atherton of Athertons Ltd whose decision shall be final and binding on the parties in dispute.

Order of Sale

The Vendor reserves the right to sell the land as a whole or any Lot or part of it before the Tender date, to alter the order of sale, to amalgamate or divide the Lots or withdraw the whole or any Lot or Lots, without declaring the reserve price. It is, however, anticipated that the land will be offered in individual lots as catalogued.

Stewardship

The land is not in stewardship

Sporting Rights

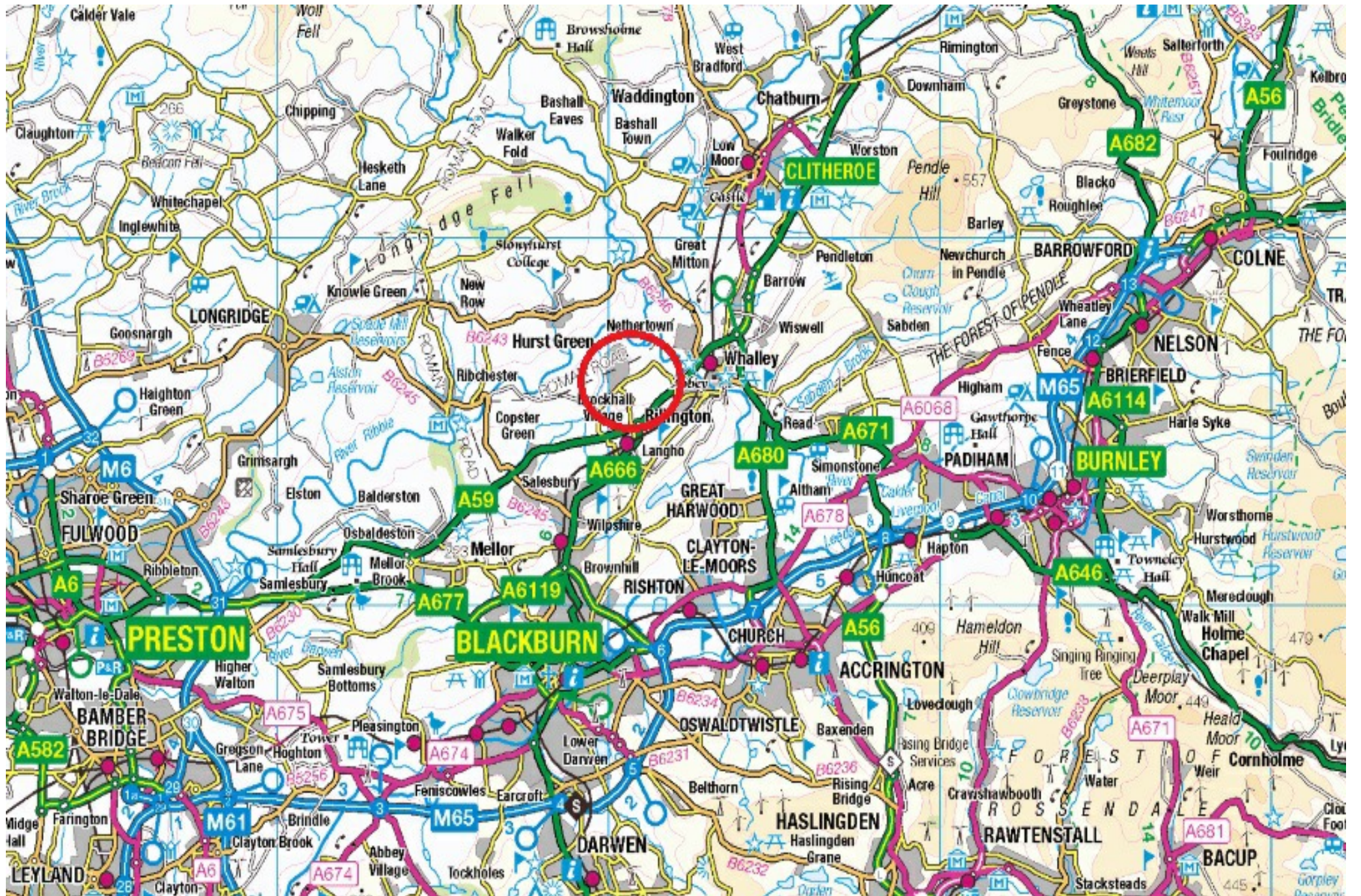
The sporting rights are owned by the property.

Money Laundering Regulations

Money Laundering Regulations under The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)





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Contents

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