

Middle Pasture Farm, Foxstones Lane, Cliviger BB10 4RS
£1,000,000



athertons
property & land



If it's glorious isolation and panoramic views of rugged upland pastures that you're looking for, Middle Pasture Farm is your perfect destination.

The current owners have created a beautiful summer house that will eventually be the annexe to a fabulous, spacious farmhouse, linked by a contemporary glass atrium - as outlined by the Planning Consent (Application Number APP/2010/0434).

Steeped in history, this is a rare opportunity to create a home and a retreat to the country that is both wild and beautiful – and all yours!

The homestead lies centrally to over 60 acres of upland grassland and woodland copses, home to an abundance of wildlife including curlew, lapwing, deer, badgers and foxes. With the help of stewardship grants, you have the potential to create an environmental haven on land that highly unlikely to ever be developed upon.

The footprint of the existing farmhouse (which currently stands as four walls without a roof) has full planning consent to rebuild and convert into a two-storey five-bedroom home connected to the summer house annexe. The property is set in an enviable position with open stunning views to Cant Clough reservoir, Hurstwood reservoir and out to Gorple Road and the Packhorse Trail.

Such wonderful opportunities in such amazing locations are dwindling fast – “they aren't making any more land”. Might this be the time to take the plunge?

Call us now to make an appointment to view soon.....it's going to go quickly, so do it now!

Approached from Foxstones Lane via a shared track shared with the neighbouring Farmhouses, the property is well placed for the A680 Manchester Road and link to the A56 for both the M66 & M65 motorways. The major business centres of Rawtenstall, Bury and Manchester are to the South with Burnley, Blackburn and Preston to the North.

Services

Mains Electric and Turbine Generate Electricity plus Battery Stores, Drainage to water treatment plant and Mains Water.

Tenure

We understand from the owners to be Freehold

Council Tax

TBC

Viewings

Strictly by appointment only

Office Hours

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

Money Laundering Regulations

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

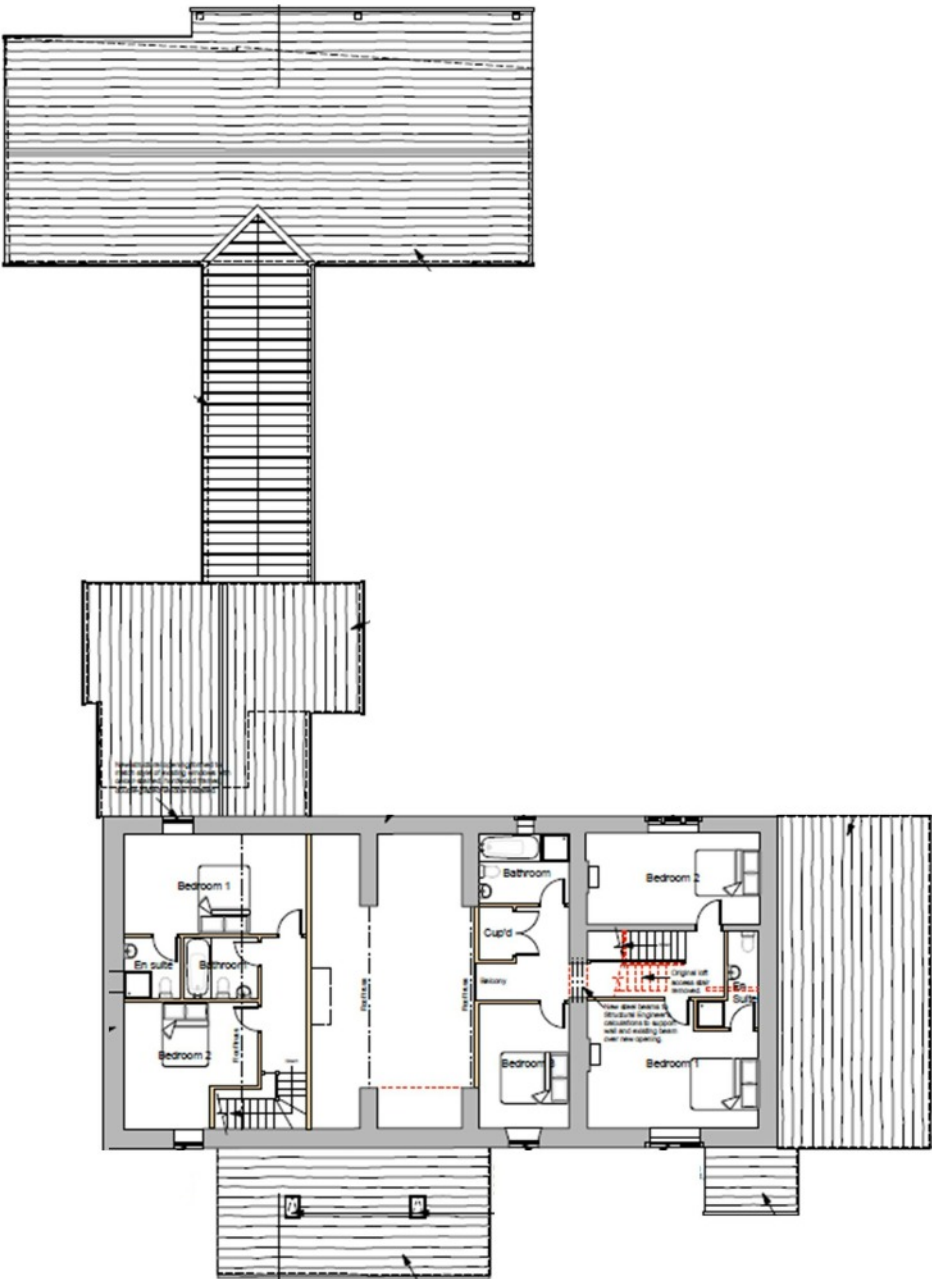
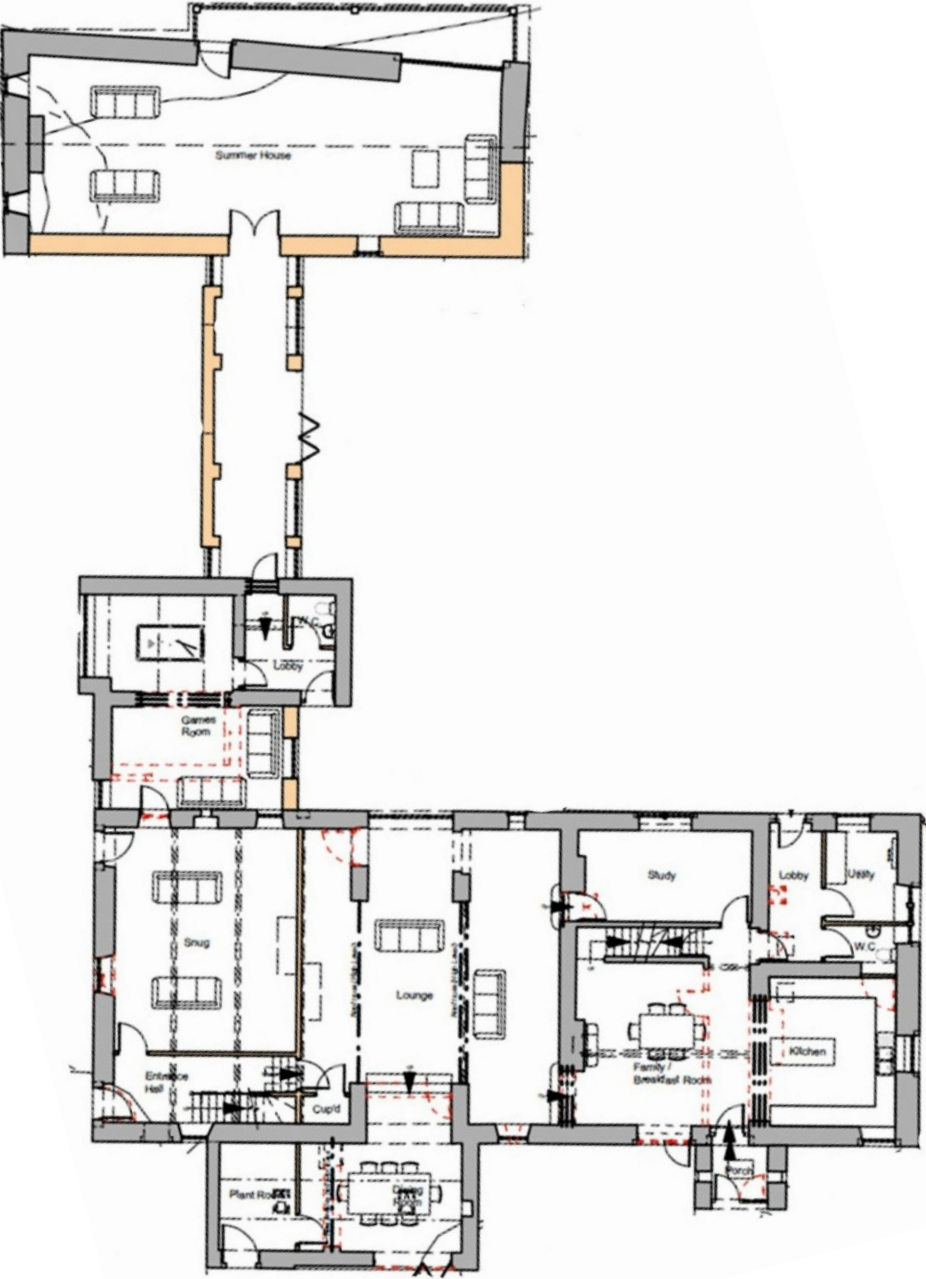
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility 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)



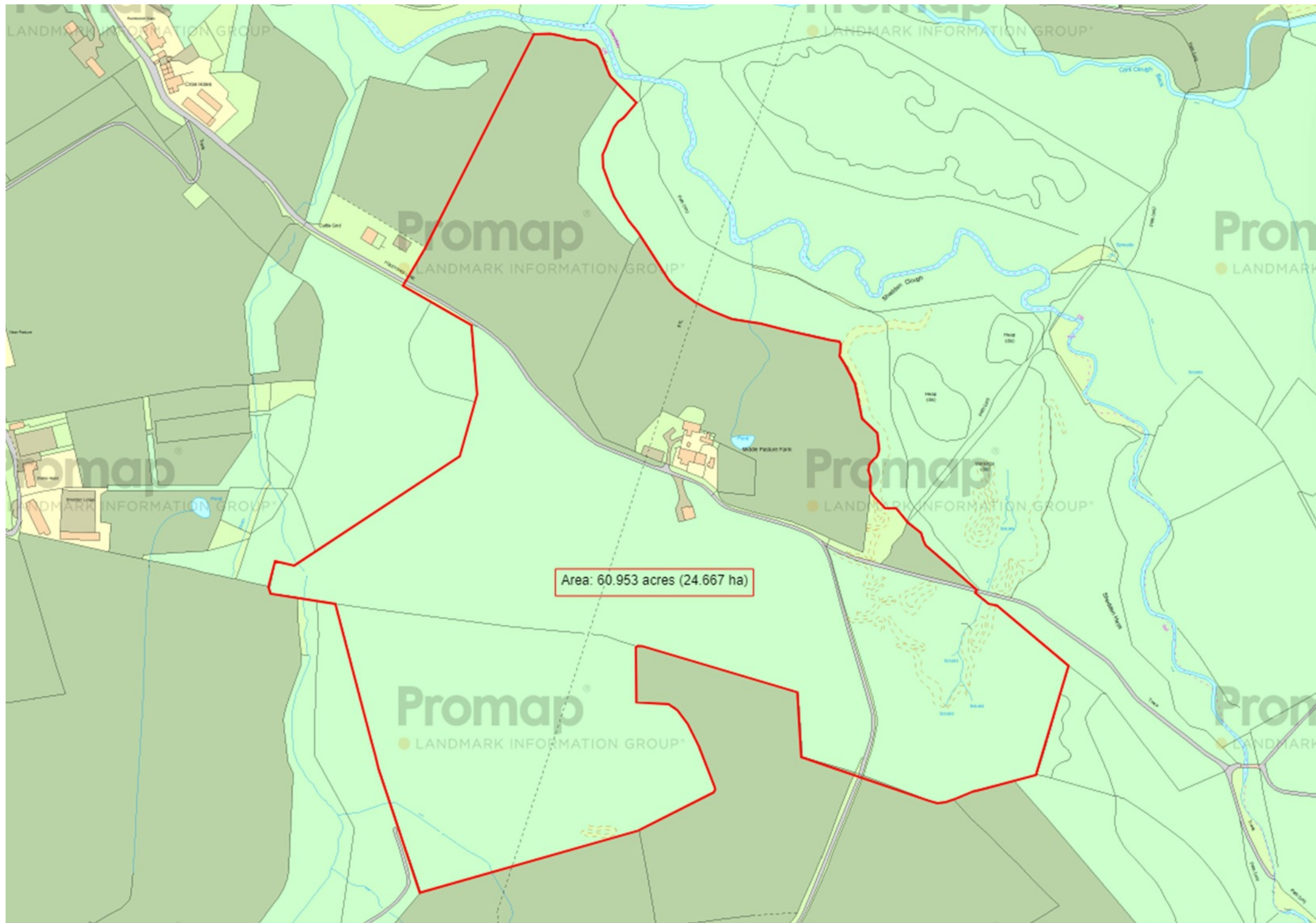


Proposed Plans



Proposed Elevations





Area: 60.953 acres (24.667 ha)



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