

Development Opportunity, Brockhall Farm
Brockhall Village, Old Langho
Lancashire BB6 8BB
Guide Price £1,000,000



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.

- The development site includes farm buildings with planning consent for conversion to eight, large executive residential units.
- The total gross internal area is just over 17,000 Sq Ft.
- Precise boundaries are to be agreed but there is approximately 2 acres of land included in the sale.
- Further land is available by separate negotiation.
- All plans & details for the proposed development can be found on the Ribble Valley planning portal (Application Number - 3/2021/0311).

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The Building Development 1.9 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.

There are no public rights of way through the farmstead.

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.



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

01254 828810

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



Grazing land owned by the applicant

Brockhall Wood

Public footpath along existing lane

End of public footpath

A loft with a pop hole access created in the north-eastern piggery building for the existing nesting barn owl on site

Grazing land owned by the applicant

Temporary compensatory habitats for bats along the woodland edge

Implement Shed

New Garage

North-East Piggery

East Piggery

Bat bricks incorporated within the eastern piggery, north-eastern piggery and new garage for bats to access the underside of the roof

New Garage

... continues across the field

Grazing land owned by the applicant

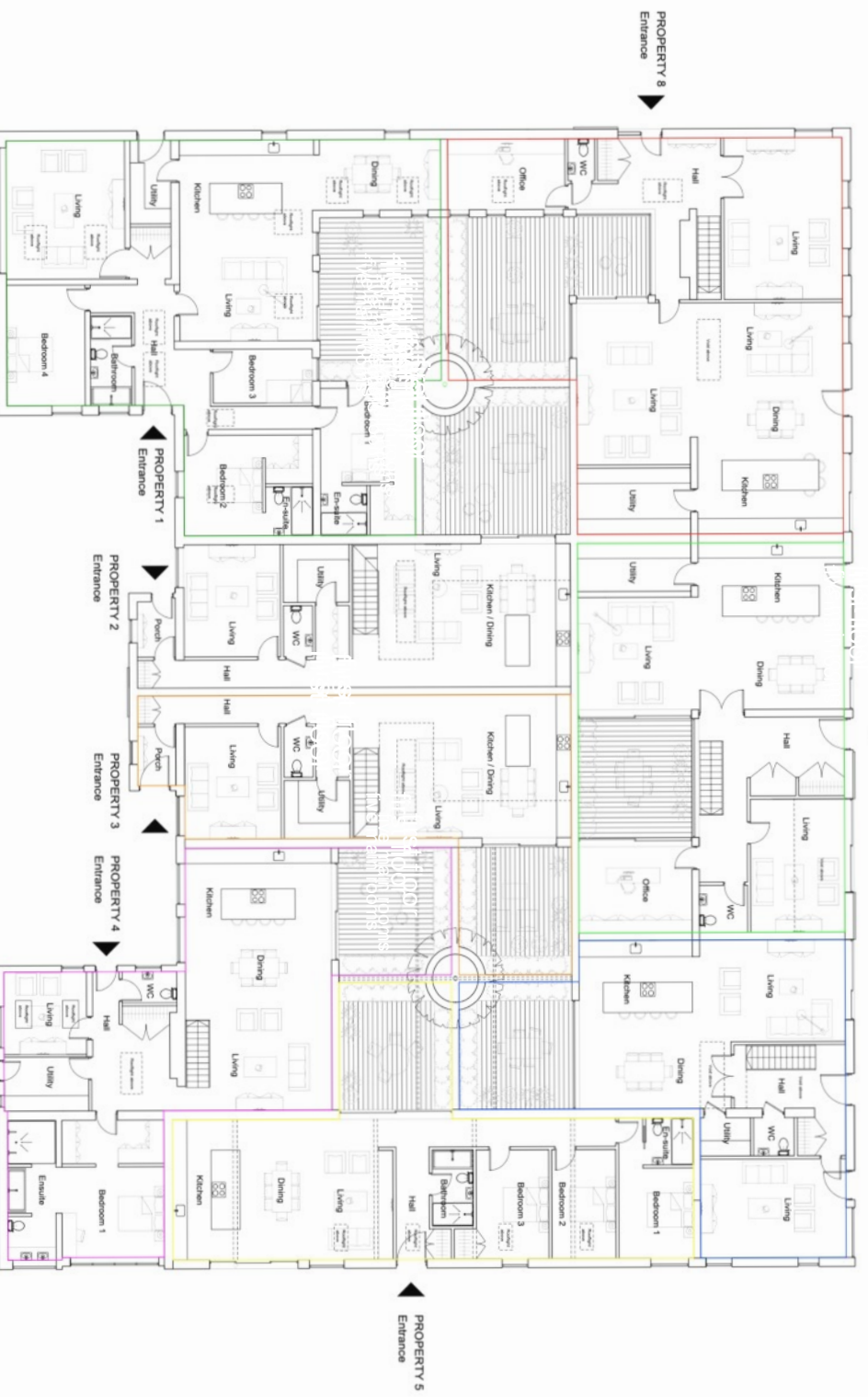
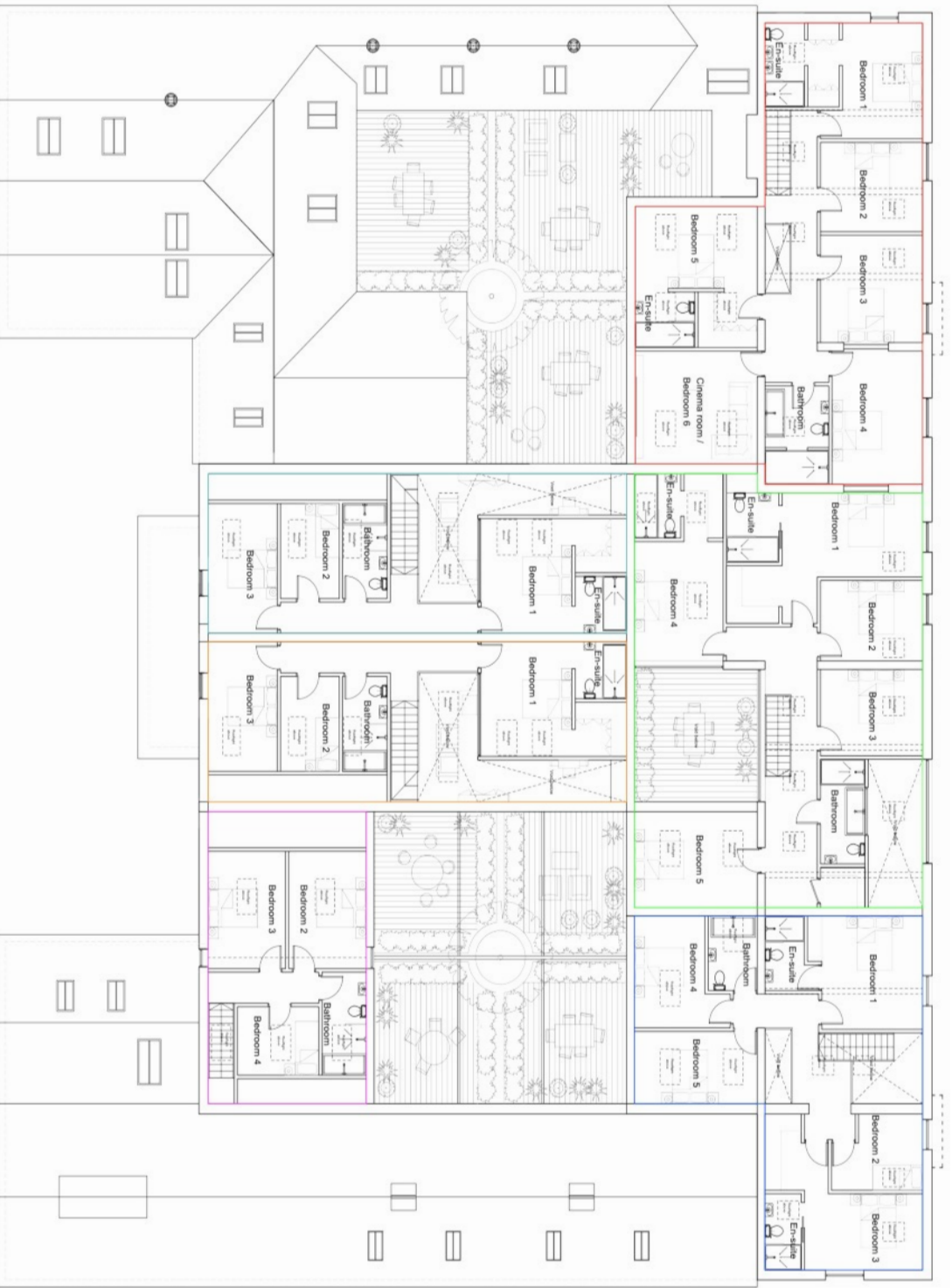
House

Bungalow

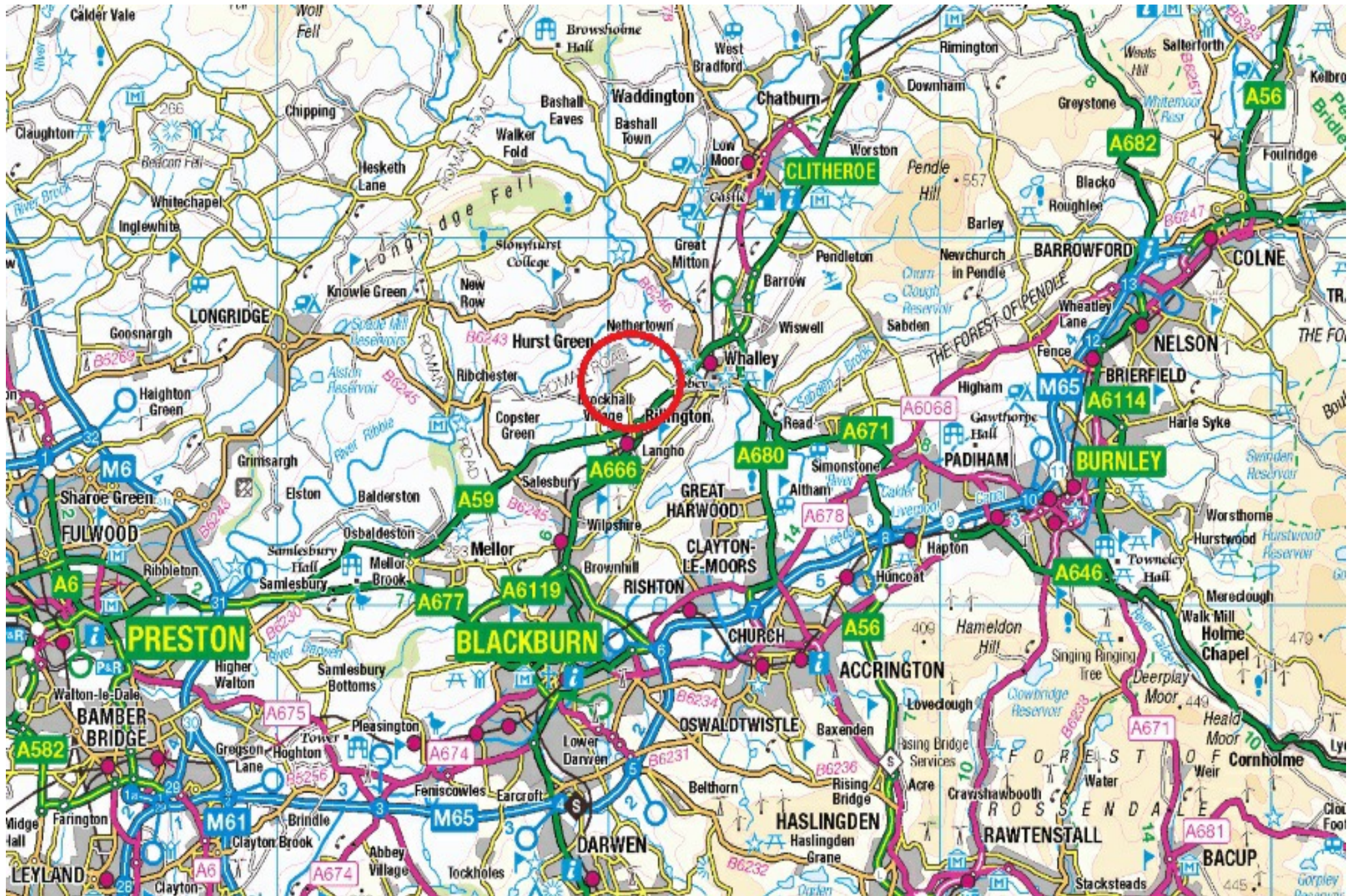
Not a public footpath but a popular short-cut across the field used by walkers

Unmarked Public Footpath continues across the field





Proposed Ground Floor Plan
Scale 1:100





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Contents

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