



athertons
property & land

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www.athertons-uk.com

Skin House Farm, Brow Bottom, Grindleton BB7 4QL
Guide Price **£750,000**



Athertons Property & Land are delighted to bring to the market this development opportunity situated in a much sought after Ribble Valley location. With approximately 22 acres of adjoining land, three bedroom farmhouse, an attached barn ready for conversion and several long standing agricultural buildings, this property provides a number of different development opportunities suiting a wide variety of buyers.

The property is located in a fantastic plot in Grindleton village with beautiful open views towards the River Ribble and Pendle Hill. 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 boasts 22 acres of good grassland on which you could create a fabulous hobby farm or equestrian facility. Alternatively, with the help of stewardship grants, you have the potential to create an environmental haven on land that is highly unlikely to ever be developed upon.

The current farmhouse has great potential for extension to the rear making the most of the beautiful southerly views and creating a show-stopping family home. The large attached stone barn also has massive potential for conversion currently stretching to approximately 2500 square foot over two floors.

Early viewing is highly recommended to appreciate what this amazing development opportunity has to offer.

Grindleton is a delightful rural village, set beneath Pendle Hill in the heart of the Ribble Valley and surrounded by an Area of Outstanding Natural Beauty; the River Ribble is a short walk across the land. The village has a church and two schools, Grindleton Primary and Bowland High. There is a village hall and a recreational ground which includes a football pitch and a cricket field. There is also The Rum Fox, a recently opened gastropub and restaurant. There is a good bus service to the adjoining towns and villages, with the market town of Clitheroe approximately three miles away.

One mile from the property is the village of Chatburn, which boasts a number of facilities and amenities including Chatburn Primary school, a nursery and baby unit, a church, recreational ground, two public houses and local shops; these include a post office and general store, the highly renowned Roy Porter's butchers, Hudsons' ice cream shop, a hairdresser's and a Chinese takeaway. It is also the home of Shackletons Home and Garden centre and Newlands garden nursery.

The area is within the catchment area for well-respected secondary schools, including Clitheroe Royal Grammar School. There are also renowned private school in the locality, with Stonyhurst Collage, Oakhill Collage and Moorland School all within easy reach. The area offers much for sport and leisure enthusiasts, including football, golf and cricket clubs; there are also plenty of beautiful country walks along with gym, swimming, fishing and riding facilities.

Services

Mains electric and oil-fired central heating.

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.

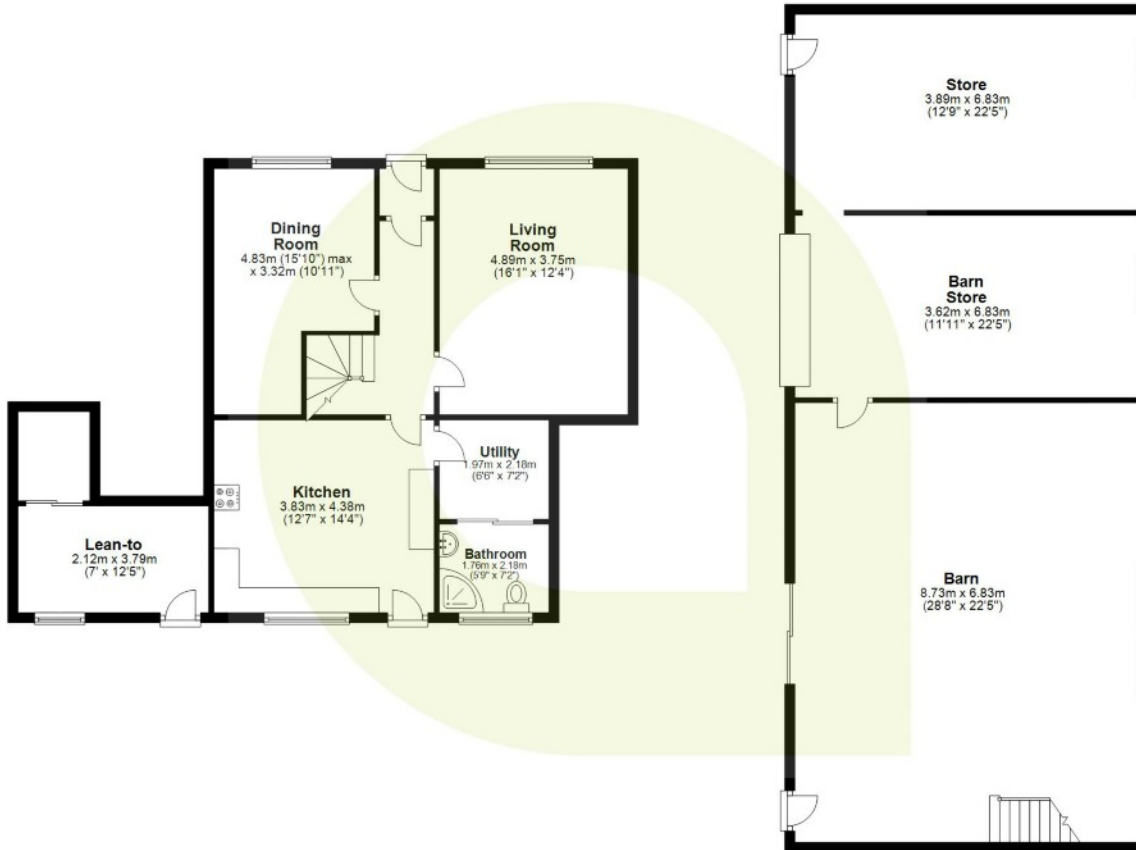
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility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



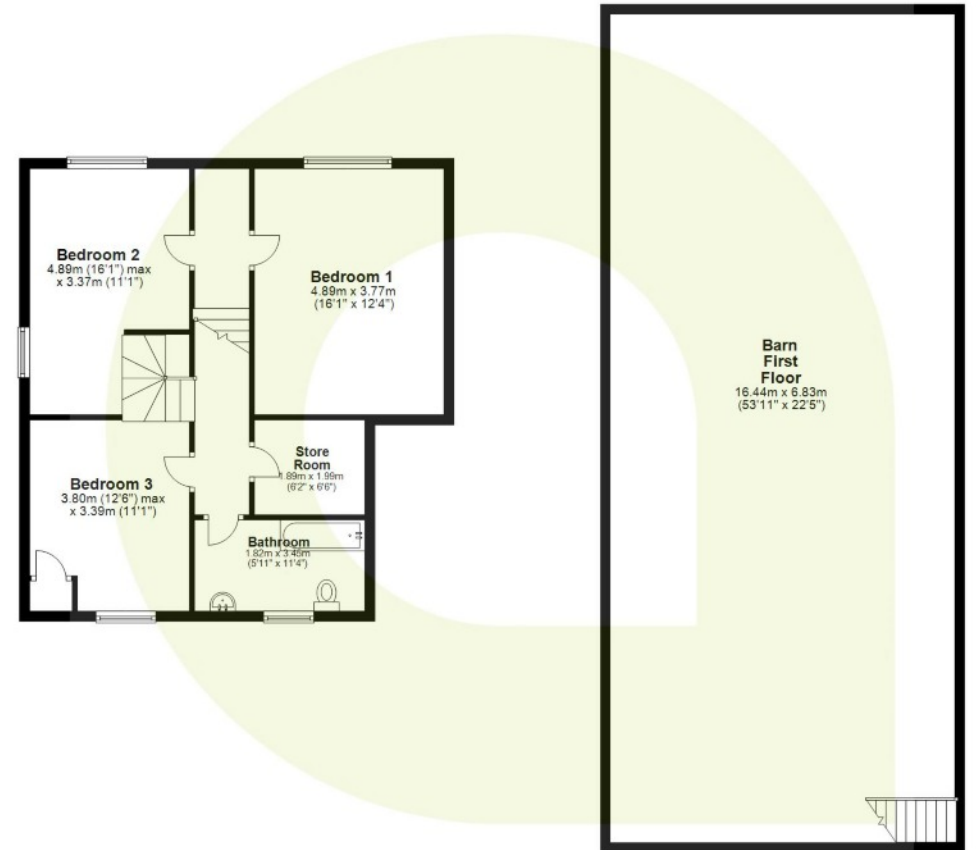
Ground Floor

Approx. 190.1 sq. metres (2045.9 sq. feet)



First Floor

Approx. 178.7 sq. metres (1923.9 sq. feet)



Total area: approx. 368.8 sq. metres (3969.8 sq. feet)



Boundary Plan

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