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New Barn, Tincklers Lane, Slaidburn BB7 4TP
Offers in the Region Of £350,000



New Barn lies in open countryside just outside the popular village of Slaidburn with around 0.5 acres of land lying to the side. It enjoys fabulous open views across the Valley towards Pendle Hill and beyond. Planning consent was granted in October 2017 for conversion to a split use three bedroom dwelling with cafe and bunk barn accommodation (planning application number 3/2017/0822). The property is a traditional stone-built barn and presents a fantastic opportunity to create your dream home/business amidst the glorious countryside of the Ribble and Hodder Valley. The proposed plans include:

Ground Floor:

The ground floor is designed with functionality and accessibility in mind. An entrance hall welcomes inhabitants and visitors alike, featuring two separate staircases leading to the first floor. On one side, there's direct access to the residential kitchen and living space, while the other side opens into a spacious, open-plan cafe/dining area. This area incorporates a kitchen space and is equipped with two ground floor WC's for convenience.

First Floor: Residential:

Ascending the first-floor staircase on the residential side reveals a landing area, providing access to the second floor. The residential space on this level includes bedroom one with an en-suite bathroom, bedroom two, and a family bathroom, ensuring a comfortable and private living environment.

First Floor: Commercial:

On the commercial side of the first floor, a generously-sized kitchen/dining area is featured, complemented by a separate living area. Two bedrooms, both with en-suite shower rooms, cater to the needs of the commercial establishment. Additionally, a staircase leads to the second floor and an external staircase provides ground-level access.

Second Floor:

The second floor is partitioned into residential and commercial areas. The residential side boasts a spacious double bedroom, providing ample bedroom space. Simultaneously, the commercial side includes a large bedroom with an en-suite shower room, ensuring a comfortable and accommodating setting.

In summary, the proposed layout seamlessly integrates residential and commercial spaces across the three floors, prioritising functionality, privacy, and convenience. The thoughtfully planned design aims to create a harmonious living and working environment within the confines of the approximate 2500-square-foot space.

Nestled just beyond the charming village of Slaidburn, this property enjoys a picturesque setting, surrounded by the natural beauty of its surroundings. Slaidburn, with its approximately 340 inhabitants, exudes a tranquil ambiance, characterized by the Slaidburn Estate's ownership of most of the buildings in the area. The heart of the village boasts a highly esteemed primary school, housed within one of England's oldest structures. For those seeking secondary education, a convenient and complimentary bus service ensures easy access to the outstanding schools of Bowland High and Clitheroe Royal Grammar. These schools, recognized by Ofsted for their excellence, provide a high-quality learning environment, reinforcing the commitment to academic success within the community.

Services

TBC

Tenure

The Property is freehold with vacant possession.

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

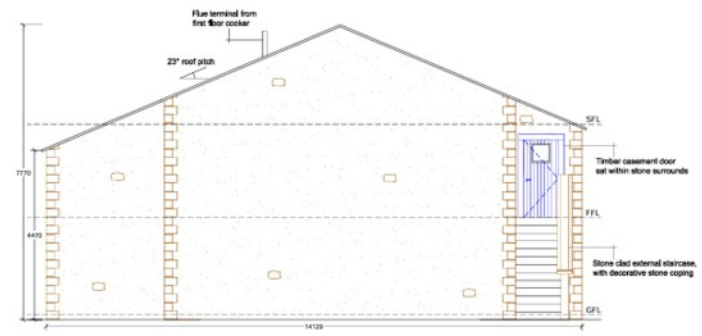
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

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)



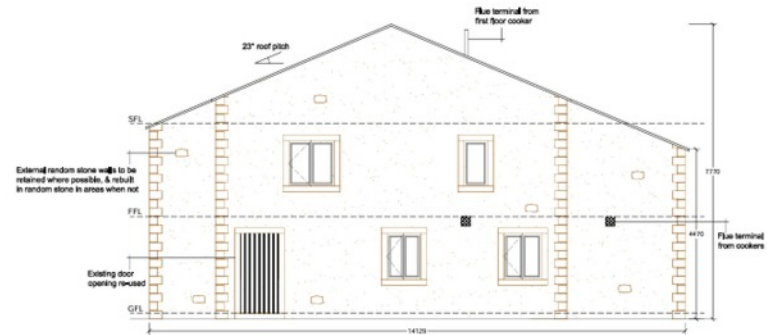
Proposed Rear Elevation 1:100



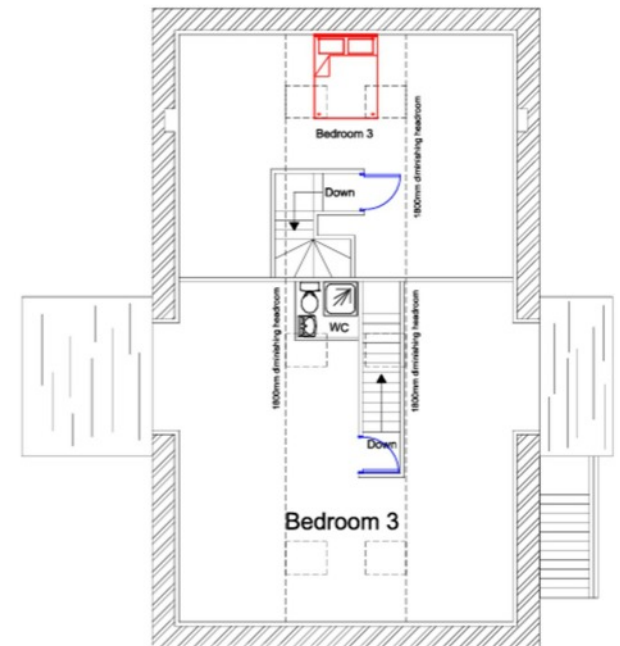
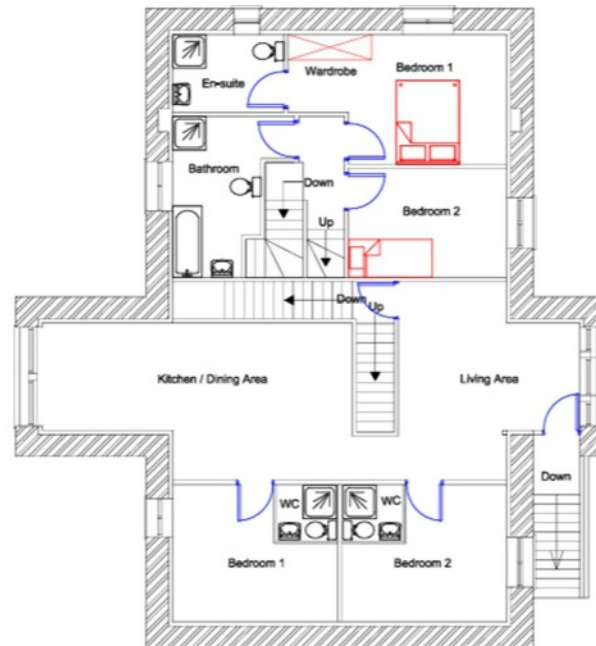
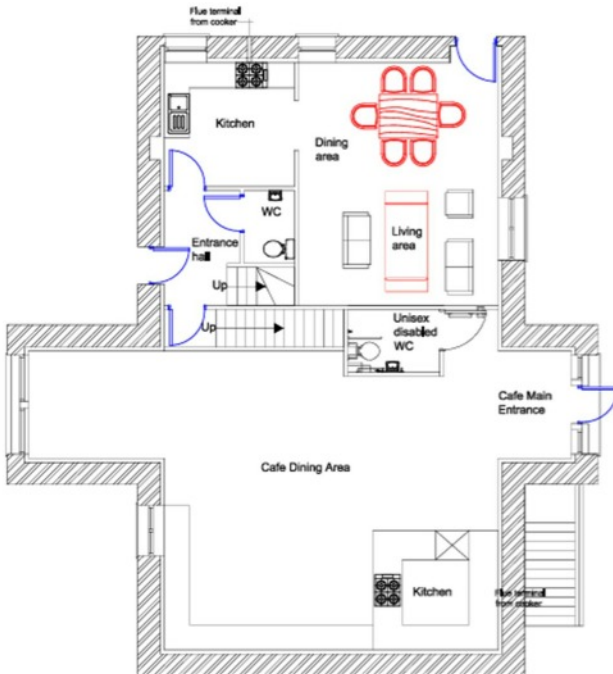
Proposed Side Elevation 1:100



Proposed Front Elevation 1:100

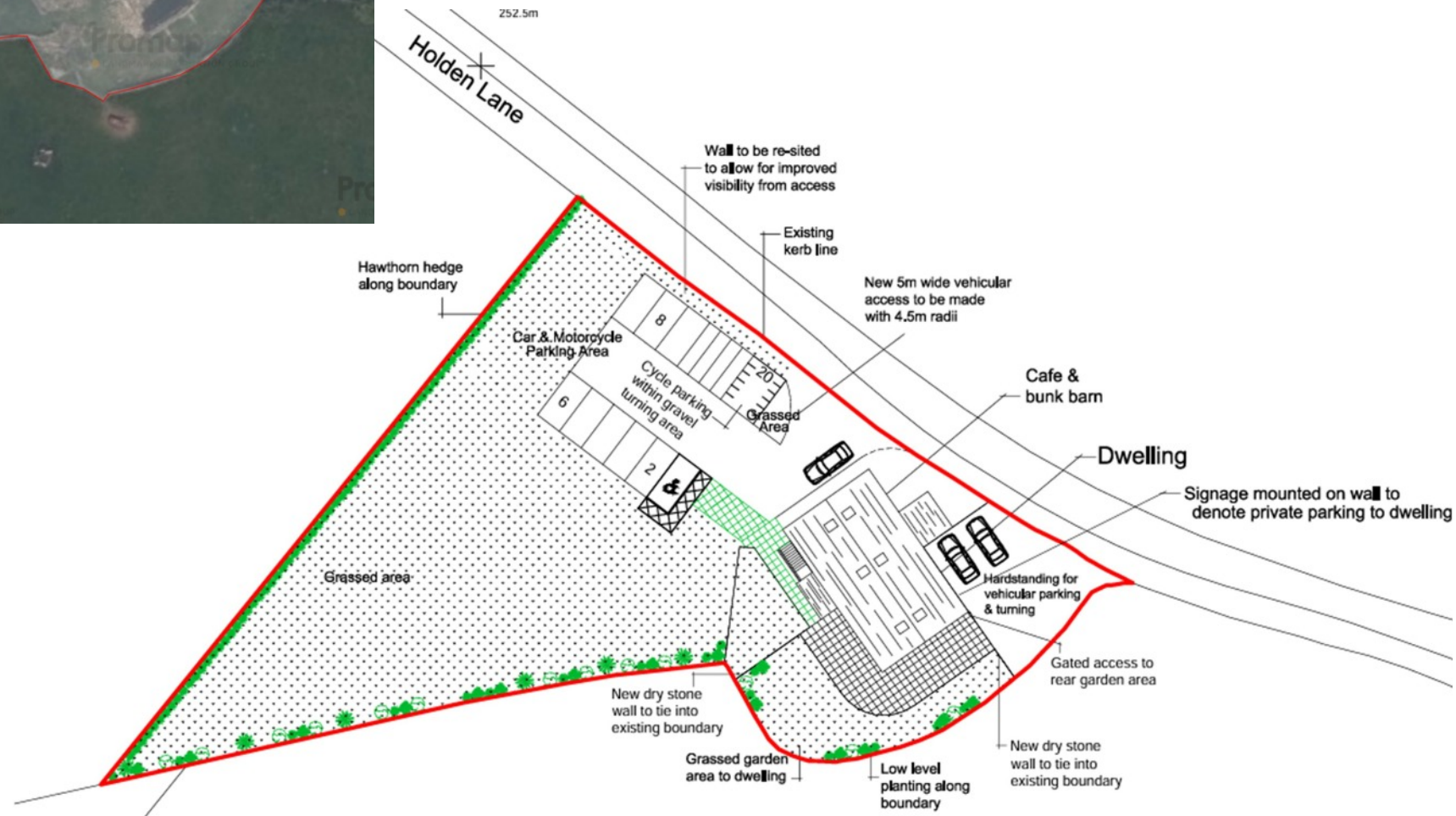


Proposed Side Elevation 1:100





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