



**Lower House Fold Farm  
Trigg Lane, Heapey  
PR6 9BZ**

For Sale as a whole  
or in two lots

**athertons**  
**property & land**  
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**FOR SALE: LOWER HOUSE FOLD FARM, TRIGG LANE, HEAPEY PR6 9BZ - GRADE II LISTED FARMHOUSE AND BARN, WITH PLANS FOR EXTENSION AND RENOVATION**

**Guide Price £850,000**

**Grade Two listed farmhouse and attached barn with plans for extension and renovation.**

The property lies in an elevated idyllic rural location and forms part of a small cluster of other similar residences. It is surrounded by open countryside and lies 25 miles to the north of Manchester and 12.5 miles to the south of Preston, with the market town of Chorley only 3.4 miles away.





Artists Impression

These properties are Grade II listed and comprise stone-built structures that date back to 1692.

Part of the barn was converted into living accommodation in the 1980's that still exists now. The remainder of the barn and farmhouse have fallen into dereliction, but have fantastic potential and is the subject of the current planning application. (Number 23/00655/FLK) - and can be viewed on the website of Chorley Borough Council

A summary of the proposals is as follows:

**Unit B (existing dwelling / barn)**

Ground floor: kitchen / family room and utility, lounge, hall and WC – 1,177sq.ft. (109.32sq.m.).

First floor: principal bed and en suite, bedrooms two and three, family bathroom – 627sq.ft. (57.27sq.m.).

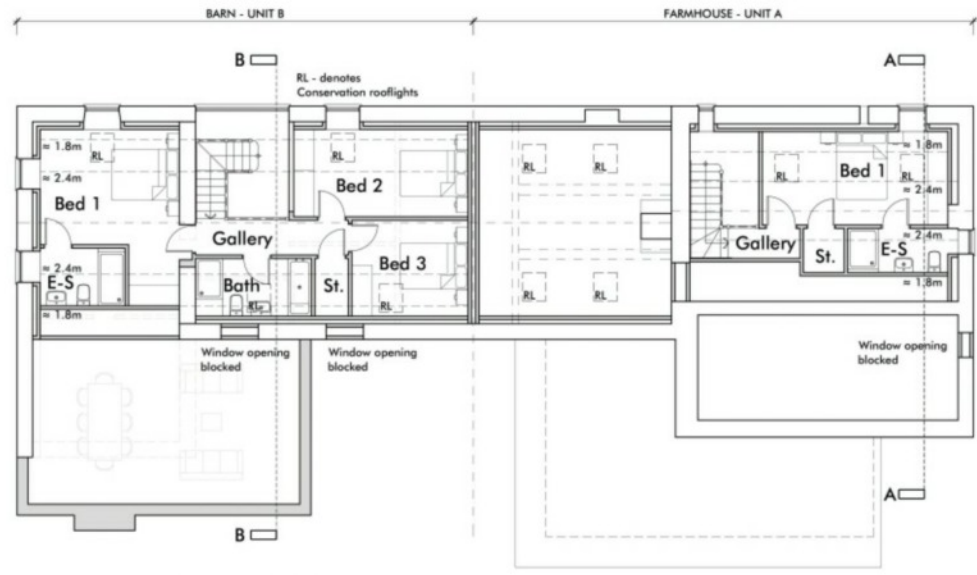
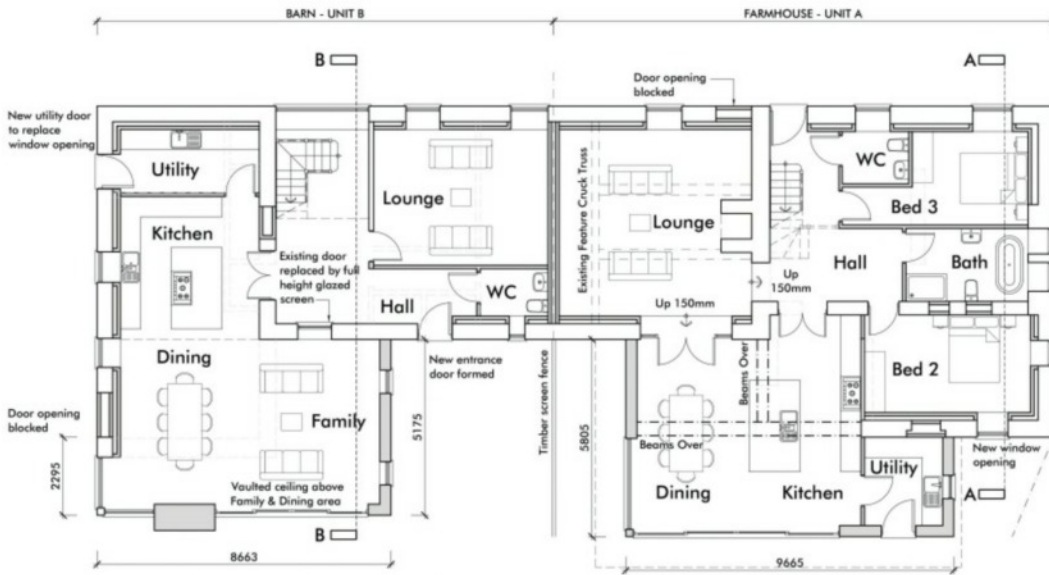
Total floor area: 1,804sq.ft. (166.59sq.m.) plus two parking bays.

**Unit A (derelict farmhouse)**

Ground floor: dining kitchen and utility, lounge, bedrooms two and three, bathroom and hall – 1,433sq.ft. (133sq.m.)

First floor: principal bedroom and en suite – 2,333sq.ft. (251sq.m.)

Total floor area: 1,684sq.ft. (156.48sq.m.) plus two parking bays.



## GROUND FLOOR PLAN

## FIRST FLOOR PLAN

### FLOOR AREAS

**FARMHOUSE - UNIT A**  
 Ground Floor: 133.15m<sup>2</sup> / 1433ft<sup>2</sup>  
 First Floor: 23.33m<sup>2</sup> / 251ft<sup>2</sup>  
 Total: 156.48m<sup>2</sup> / 1684ft<sup>2</sup>

**BARN - UNIT B**  
 Ground Floor: 109.32m<sup>2</sup> / 1177ft<sup>2</sup>  
 First Floor: 57.27m<sup>2</sup> / 627ft<sup>2</sup>  
 Total: 166.59m<sup>2</sup> / 1804ft<sup>2</sup>

### VOLUMES

**FARMHOUSE - UNIT A**  
 Existing: 490.73m<sup>3</sup>  
 Proposed: 582.50m<sup>3</sup>

**BARN - UNIT B**  
 Existing: 735.94m<sup>3</sup>  
 Proposed: 831.59m<sup>3</sup>

Grey outlines denote existing walls to be demolished.

Grey hatch denotes new walls comprising proposed extension & internal alterations.

New concrete floor to be provided at GF level with new cavity walls to all existing external stone walls.





## **General Remarks and Stipulations Situation**

### **Local and Service Authorities**

Chorley Borough Council - <https://chorley.gov.uk/>

Tel: 01257 515151

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 Vendors. Any intending Purchaser should satisfy themselves as to their correctness. The Vendors do not make nor give and neither Athertons Ltd nor any person in their employment any authority to make or give to the purchaser any binding representation.

### **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 Purchaser 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 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.

### **Stewardship**

The land is not in stewardship.

### **Sporting Rights**

The sporting rights are in hand and included in the sale of each lot.

### **Mines and Mineral Rights**

Are included in the sale.

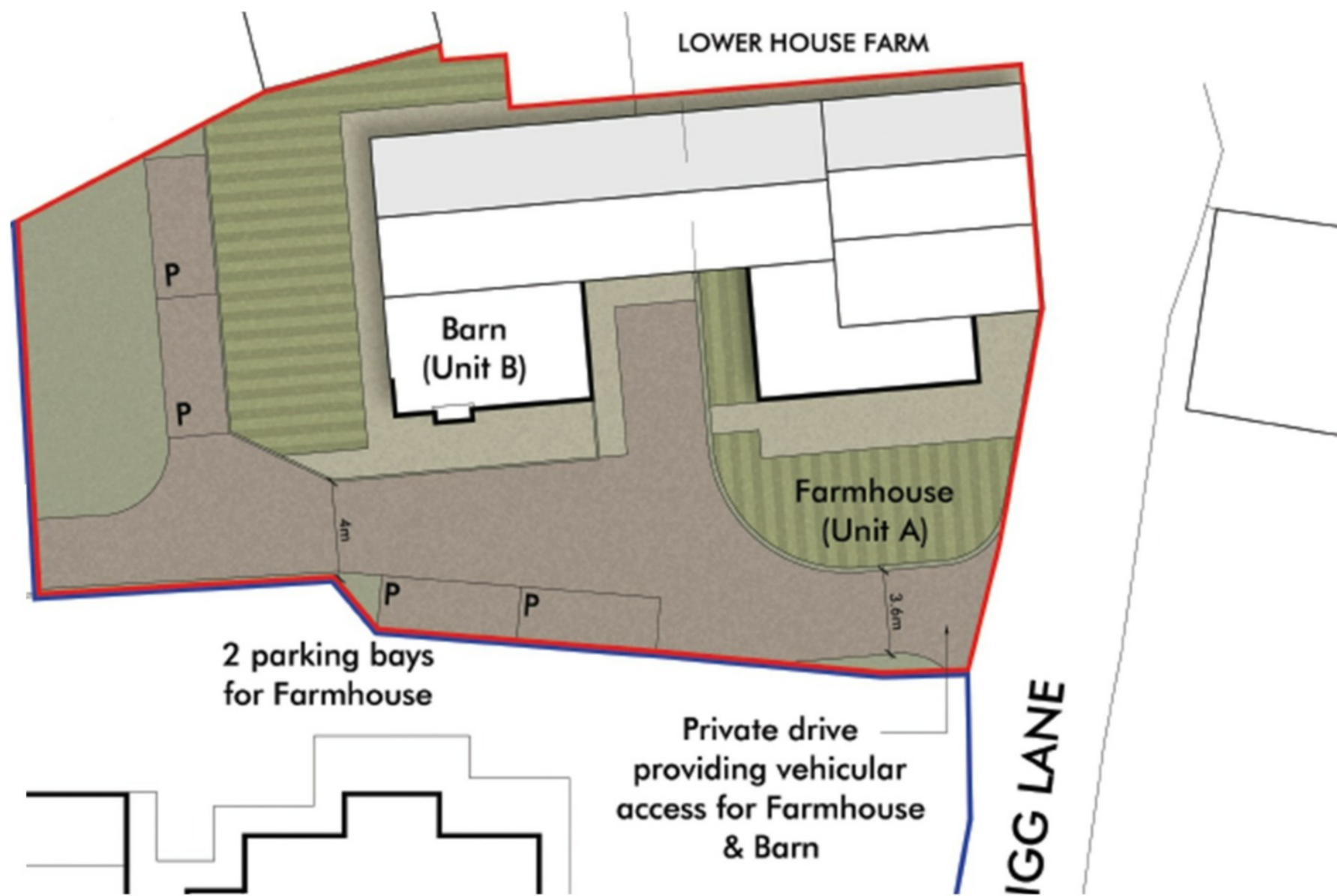
### **Money Laundering Regulations**

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 prospective purchasers prior to any offer being accepted. Any intending 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 submitting a tender.

The successful purchaser will be required by us to lodge 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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