

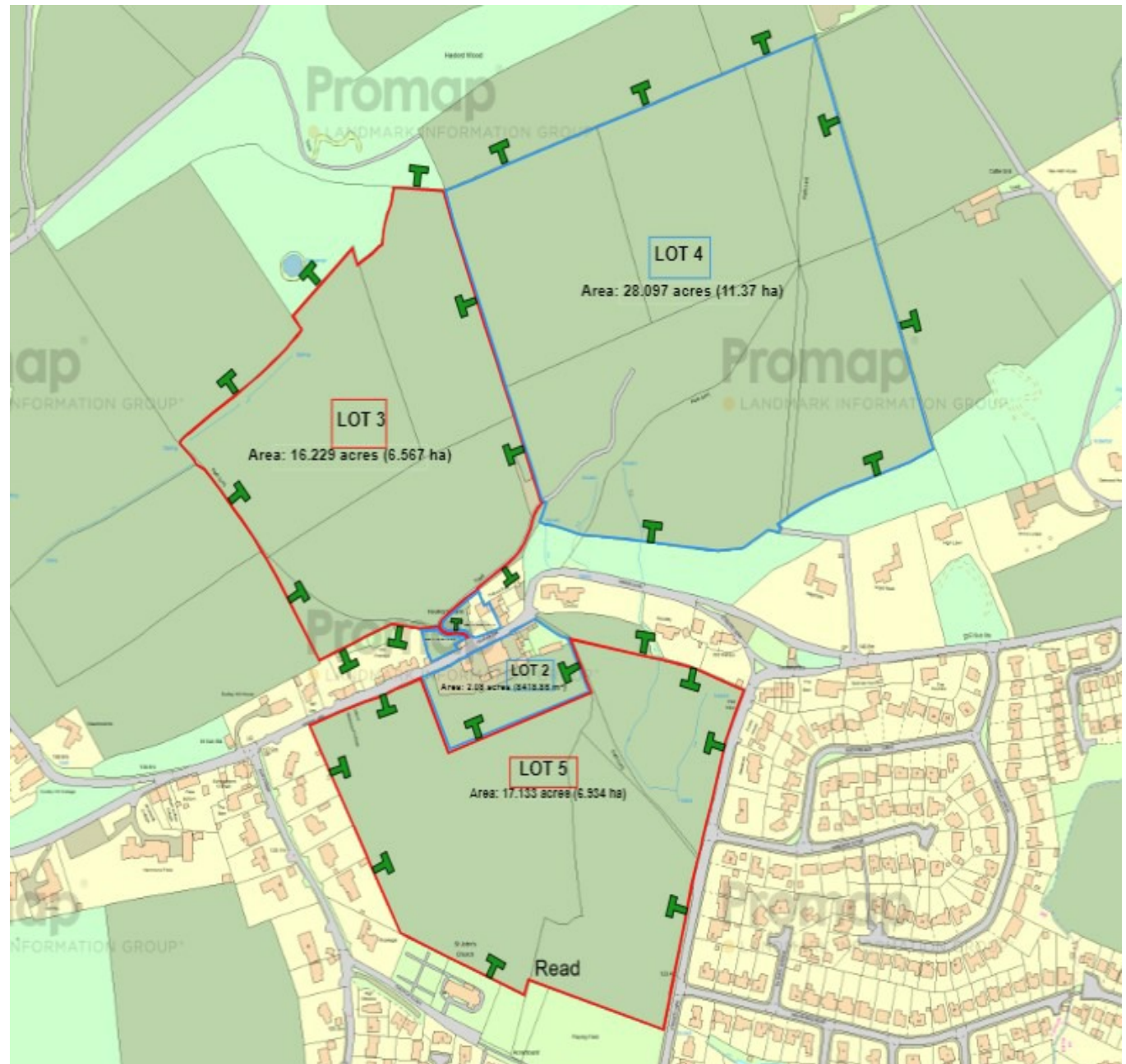


athertons
property & land



Houlkers Farm & Land

Houlkers Farm is located on Whins Lane in a prime position in the picturesque village of Read commanding excellent views of the village and beyond. This is the first time that Houlkers Farm has been on the market for more than 90-years and it provides an exciting opportunity to create something very special – either in its totality or as one of a number of lots.

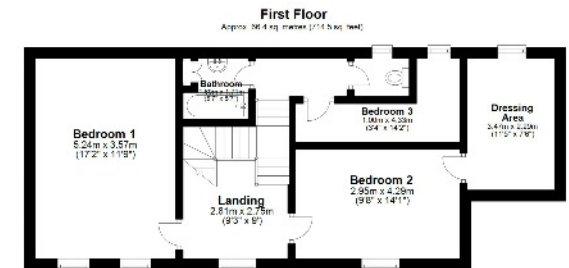


Lot One - Houlikers Farmhouse

Guide Price £395,000

Situated above Whins Lane, the farmhouse is a handsome semi-detached property dating back to the 16th Century. It commands a fabulous position overlooking the village and southward across the Valley. It stands in a half acre plot comprising generous gardens to the front, side and rear and with further paddock land to the rear of the farmhouse and alongside Whins Lane (between the farmhouse and the old vicarage) where there is a detached timber garage. Full of character but in need of full modernisation, the house is Grade II listed owing to mullioned windows in the cellar / pantry.

It comprises kitchen, cellar / pantry, breakfast room, hallway and lounge on the ground floor. A beautiful oak staircase takes you up to the split landing on the first floor with three bedrooms, bathroom and separate WC. The house has an approximate GIA (gross internal area) of around 1612 sq.ft. (149.8 sq.m.) and has potential to extend to the sides and / or rear (subject to planning). It is a fantastic opportunity to create a wonderful home in one of the oldest properties in the village.



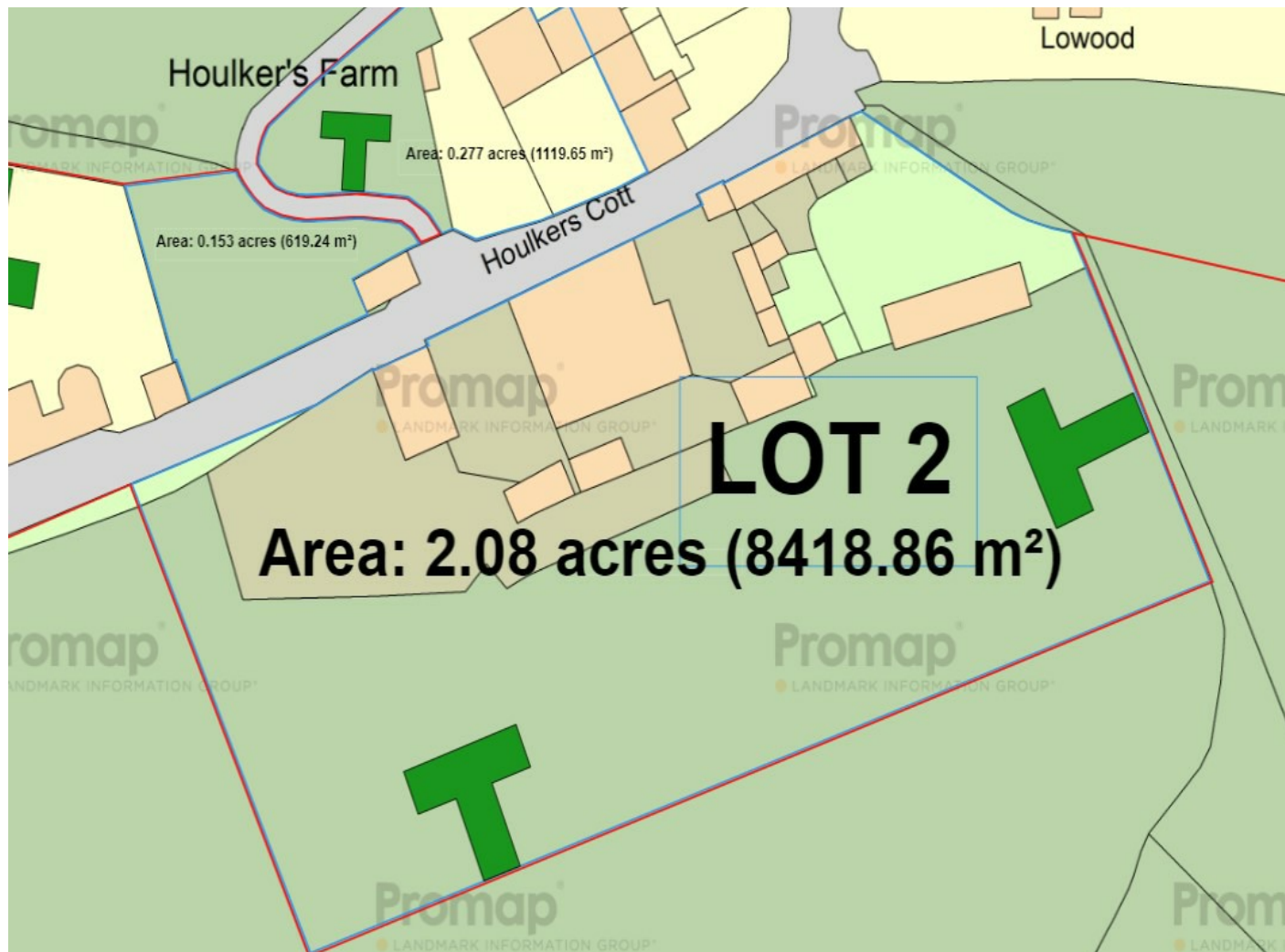
Total area: approx. 149.8 sq. metres (1611.9 sq. feet)



Lot Two - Houlikers Farmstead & land

Guide Price £545,000

This lot comprises the farmyard and all the associated buildings and surrounding paddock land, extending to around 2 acres directly to the south / south east of the farm. There is a range of mainly stone-built properties with the centrepiece being a large attractive stone barn together with a number of stone outbuildings. We have not approached the planning authority, but would be confident of gaining consents for the farmstead for conversion to residential use via Permitted Development – either as one large unit or perhaps several smaller units.



Lot Two - Houlikers Farmstead & land

We have engaged AW + A Architects to design and put together some images of how a substantial single dwelling could look:

Obviously, this is only one option but they have created wonderful images of a large four-bedroom house, extending to almost 5,000sq.ft. The surrounding outbuildings could be used for a variety of purposes (garages, office, granny annex and / or stabling) and, with the addition of the **2 acres** of paddock land, this offers the opportunity to really create a magnificent home with commanding views to the south from this elevated position.



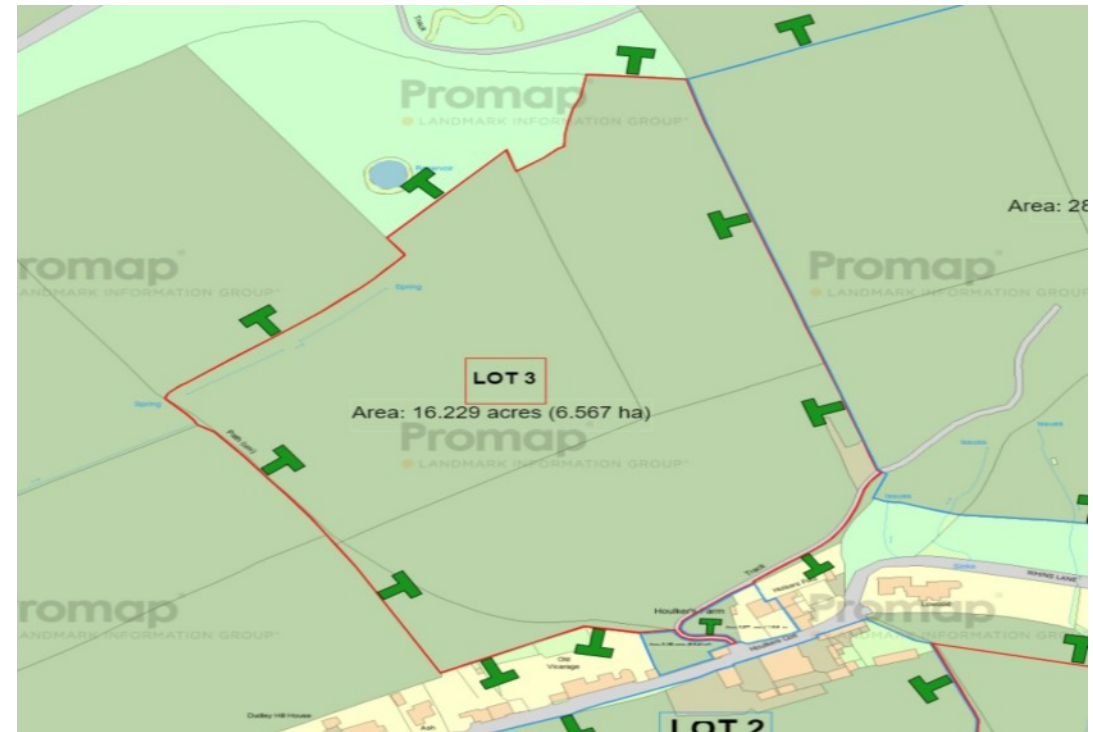
Lot Three -

Guide Price £125,000

Grassland extending to around 16 acres (6.5 hectares)

With access adjacent to the farmhouse, off Whins Lane, this parcel of grassland rises to the rear of Whins Lane and has a gently sloping southern aspect above.

It is stock proof, well fenced and has a natural water supply.



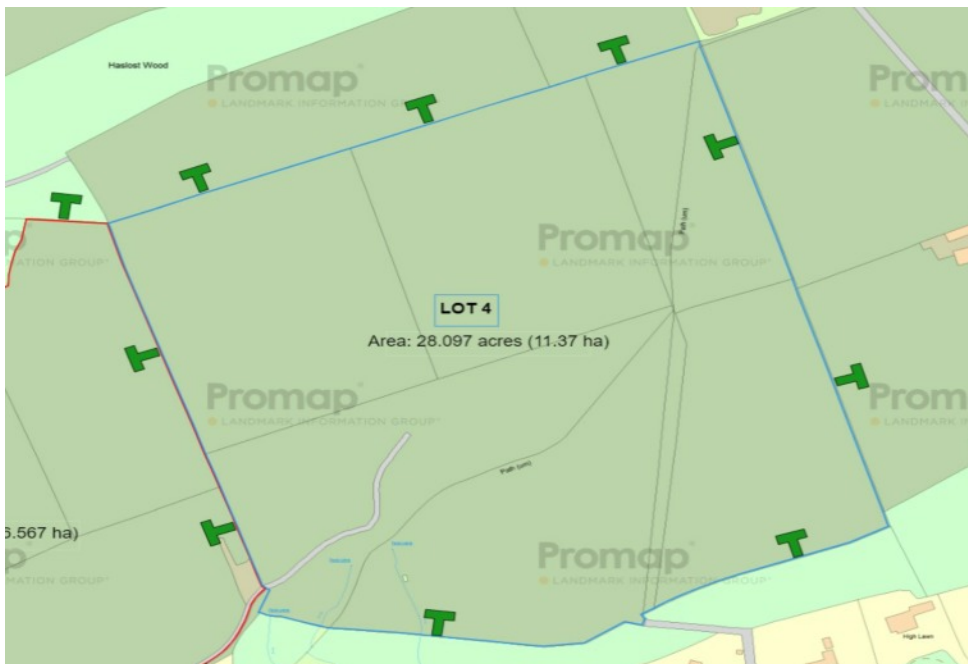
Lot Four

Guide Price £220,000

Grassland extending to around 28 acres (11.4 hectares)

Lying to the east of Lot Three, access is via a private track off Whins Lane as shown on the plan.

With southern aspects, the land rises gently to the north and comprises pastureland that is well fenced and in good heart.



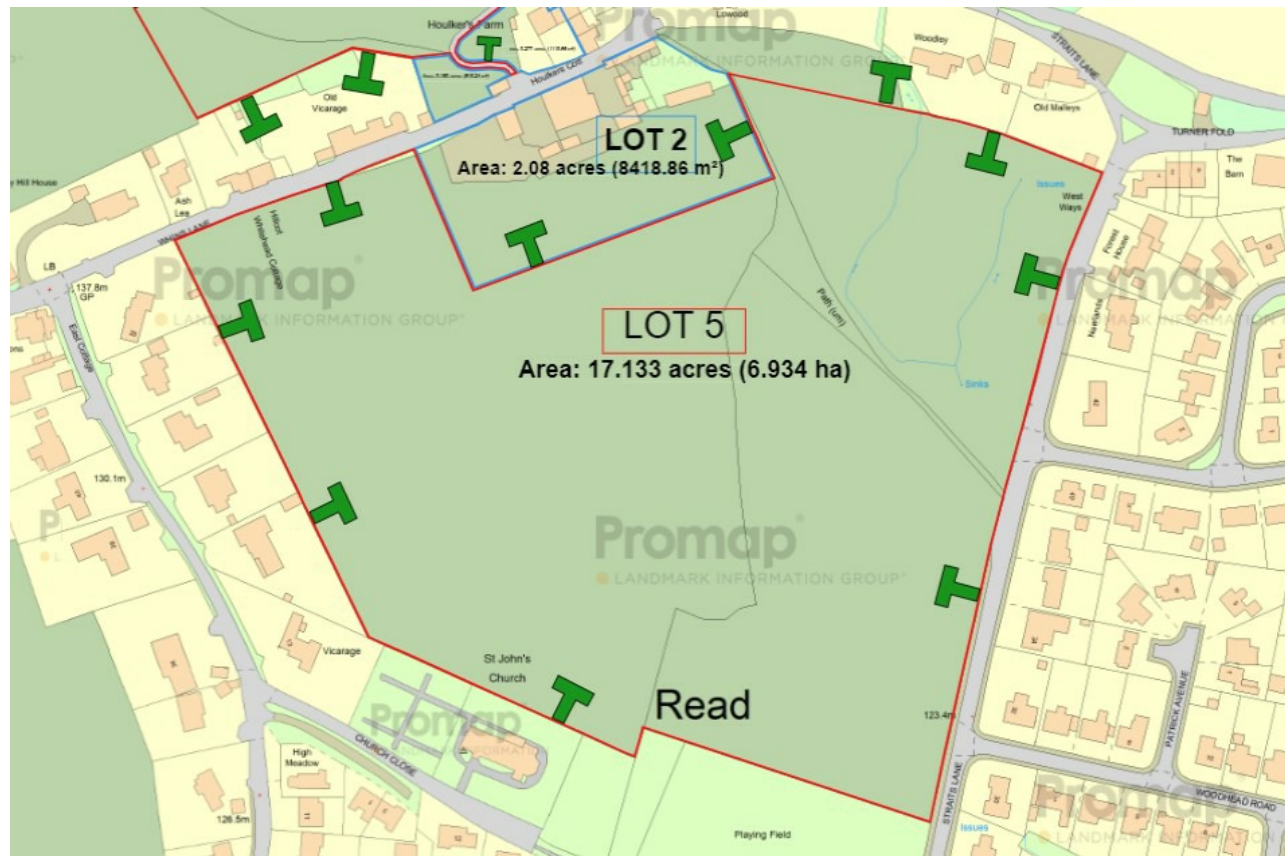
Lot 5

£170,000

Approximately 17 acres of predominantly good quality meadow land.

With gently sloping southern aspects, the land is well fenced with a natural water supply. There is one footpath with crosses the north east corner of the land. The land is registered with the RPA but there are no stewardship agreements currently in place.

All land sales are subject to an overage clause on receipt of any planning consent for uses other than agricultural.



meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

specialists in the sale and purchase of homes and land throughout the North West

Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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