



athertons  
property & land



A rare opportunity to acquire this semi-detached farmhouse situated in a picturesque rural setting, offering three acres of land and an attached barn with approved planning permission for four additional dwellings. Bradley Hall Farm is an ideal prospect for those seeking a blend of country living and an excellent development opportunity.

### **Farmhouse:**

Extending to approximately 2447 sq ft, the farmhouse boasting spacious interiors, traditional character features, and stunning views towards Dean Clough Reservoir. Undergoing major refurbishment in the early 2000s, this four-bedroom farmhouse is spread over three floors, showcasing characterful and high-quality fixtures and fittings throughout.

The property briefly comprises a large utility/boot room with an adjoining two-piece WC. The L-shaped kitchen/diner features Shaker-style base and eye-level units, along with ample space for a dining table. The ground floor offers three reception rooms, including two lounges and an office, all showcasing period details and stone fireplaces.

On the first floor, there are three generously sized double bedrooms and a family bathroom. The principal bedroom is situated on the second floor, complete with an en-suite shower room, double bedroom, and a walk-through wardrobe area.

Externally, the farmhouse benefits from off-road parking, a small garden, and a fantastic decking area with spectacular views, as well as an adjoining three-acre paddock.

### **Development Potential:**

Planning permission has been approved for the conversion of three attached agricultural buildings. The plans allow for three three-bedroom barn conversions and one detached four-bedroom property, converted from an attractive stone-built barn. The approved plans showcase sympathetic conversions of traditional stone barns, retaining their rustic charm while providing modern living spaces:

**Unit 1: A three-bedroom unit spanning approximately 110.88 sqm over two floors.**

**Unit 2: A three-bedroom unit spanning approximately 99 sqm over two floors.**

**Unit 3: A three-bedroom unit spanning approximately 118.56 sqm over two floors.**

**Unit 4: A four-bedroom detached unit spanning approximately 162.36 sqm over two floors.**

The approved plans could be amended or changed to suit the buyers needs with a potential design to convert the farmhouse and units 1,2 & 3 to one large residence with extensive gardens plus unit 4 as a separate dwelling or annexe for older family members.

### **Location**

Bradley Hall farm enjoys views towards Dean Clough reservoir and the Hyndburn countryside and is situated in an idyllic rural location on the outskirts of Great Harwood being convenient for Whalley and Clitheroe and ideally located for the commuter with good motorway links via the M6/M65 motorways. Manchester approximately thirty-five miles, Preston approximately ten miles. There are excellent private schools nearby; Stonyhurst College at Hurst Green approximately five miles, Westholme School in Blackburn approximately five miles, Oakhill College in Whalley and Moorlands in Clitheroe.

### **Services**

Mains water, mains electricity, oil fired central heating, log burning stove, drainage to septic tank.

### **Tenure**

We understand from the owners to be Freehold.

### **Council Tax**

Band D.

### **Energy Rating (EPC)**

TBC.

### **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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.

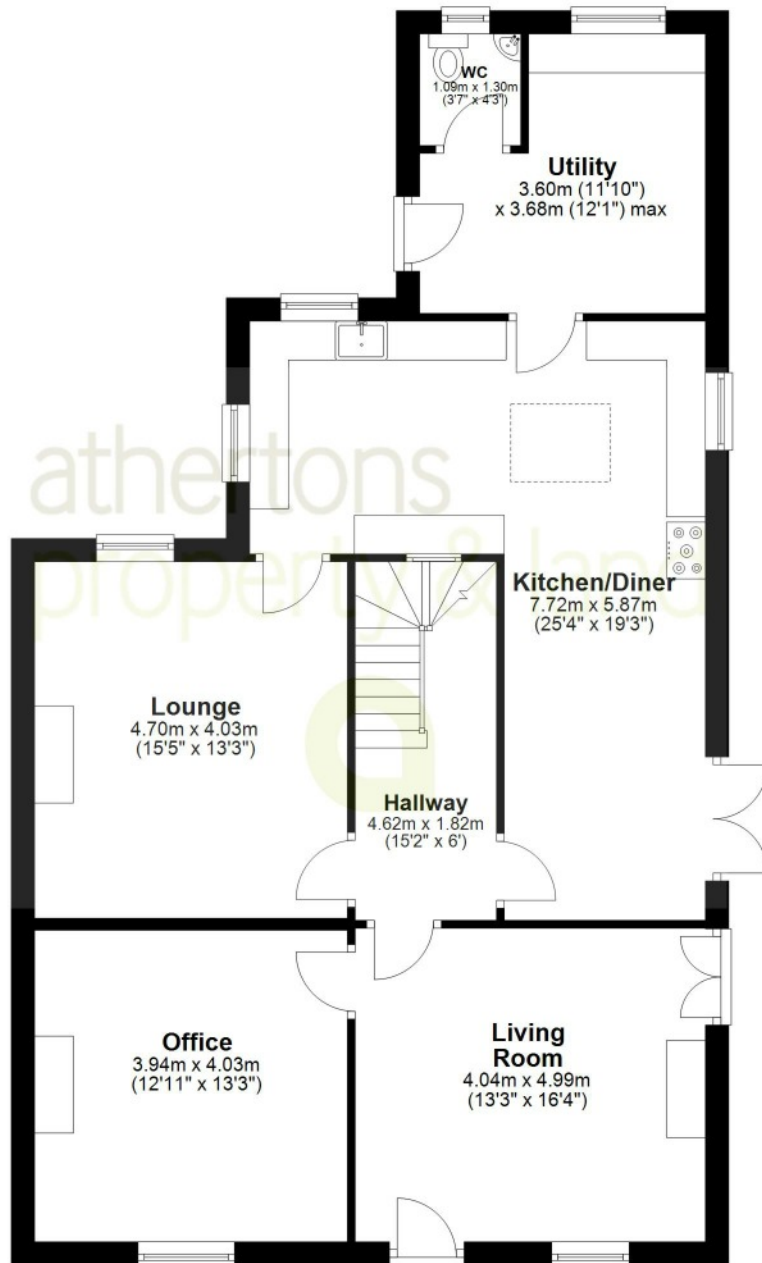






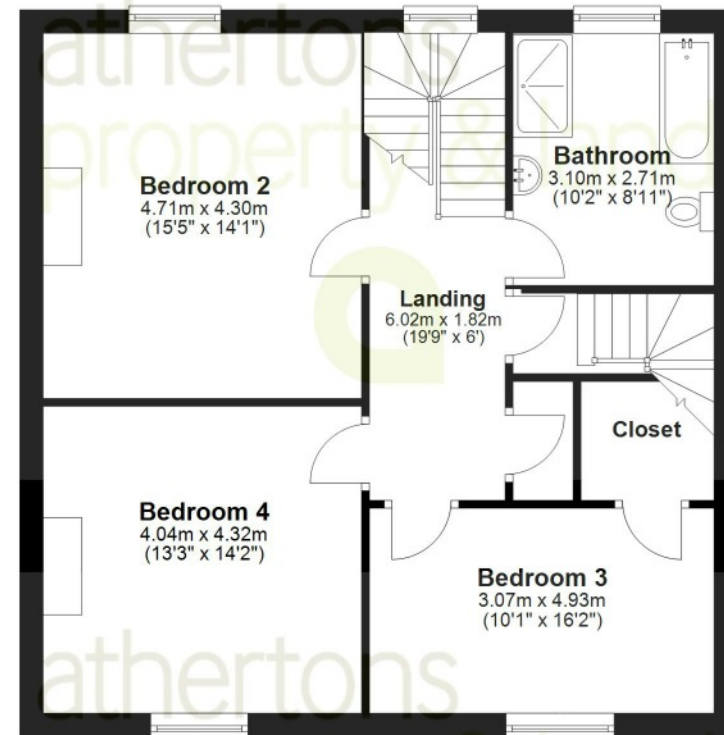
### Ground Floor

Approx. 109.4 sq. metres (1177.8 sq. feet)



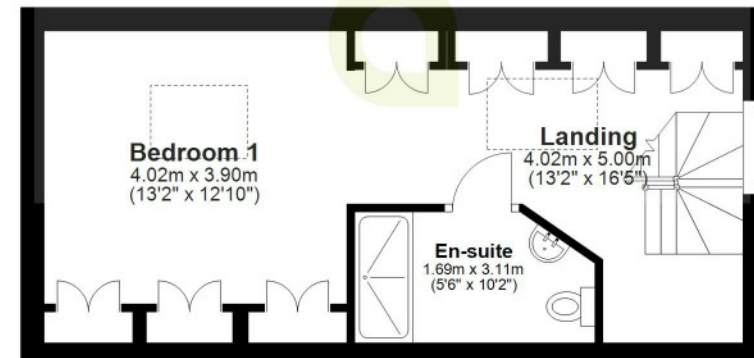
### First Floor

Approx. 81.7 sq. metres (879.2 sq. feet)



### Second Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 227.3 sq. metres (2446.5 sq. feet)





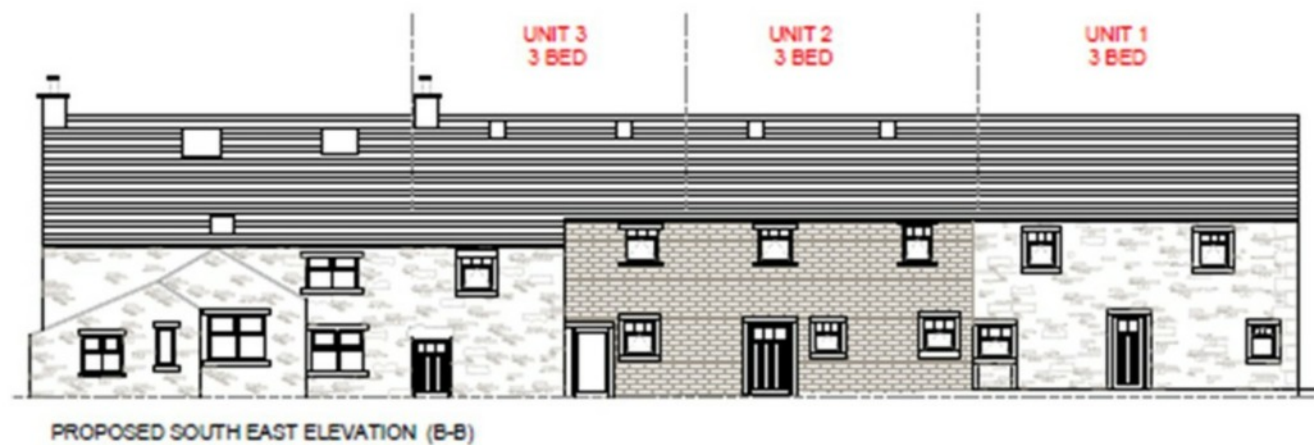
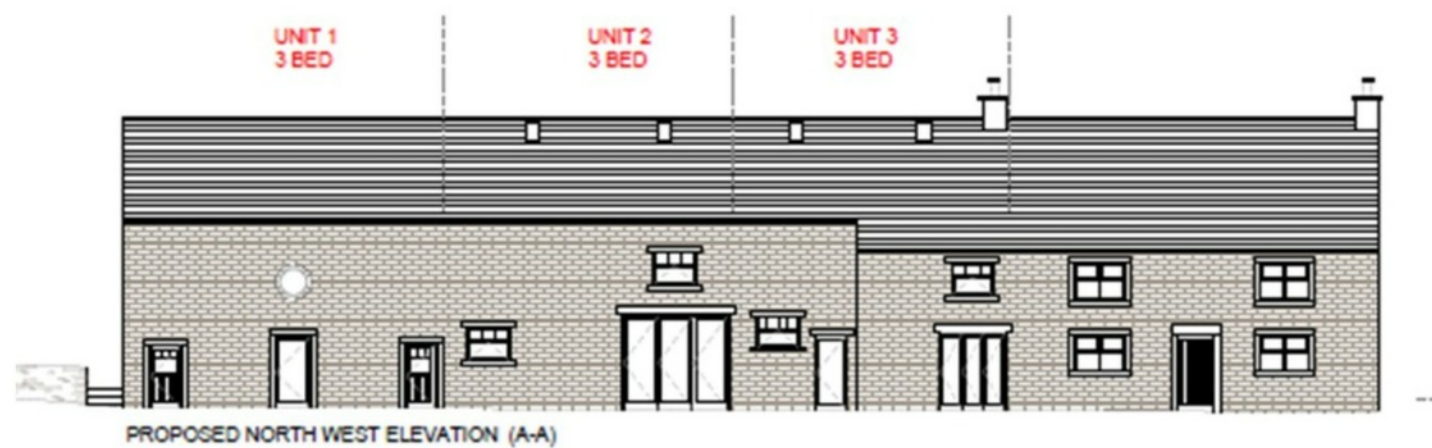




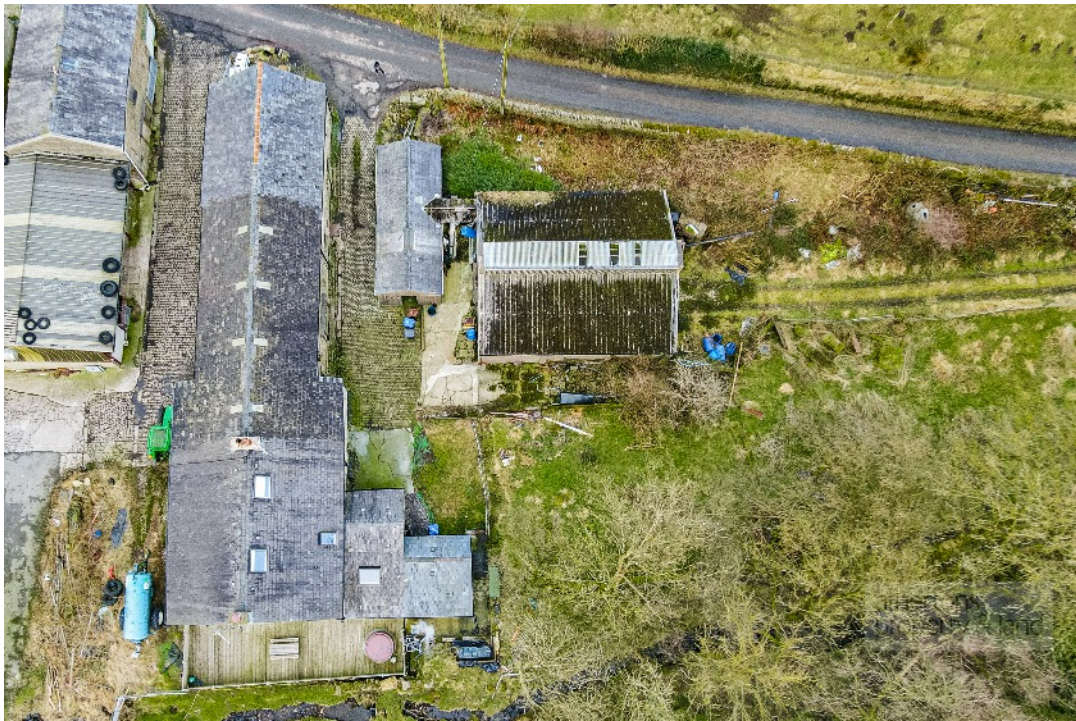




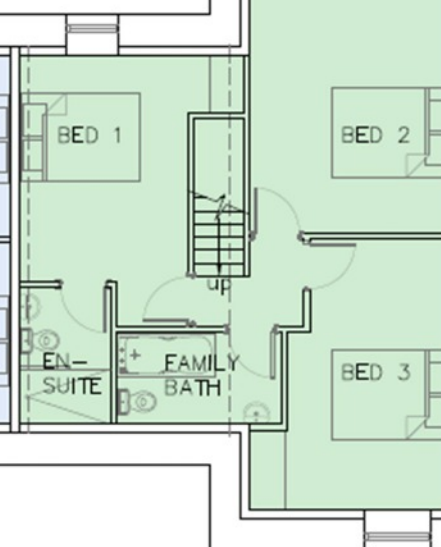
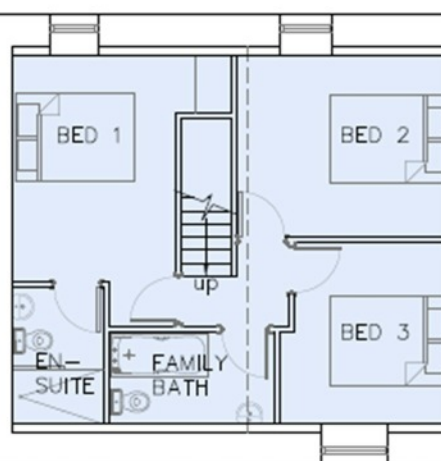
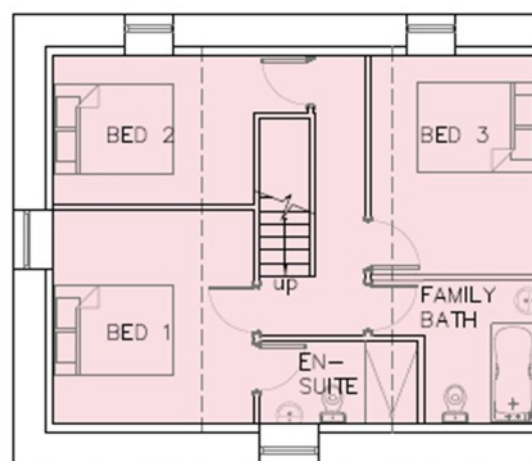










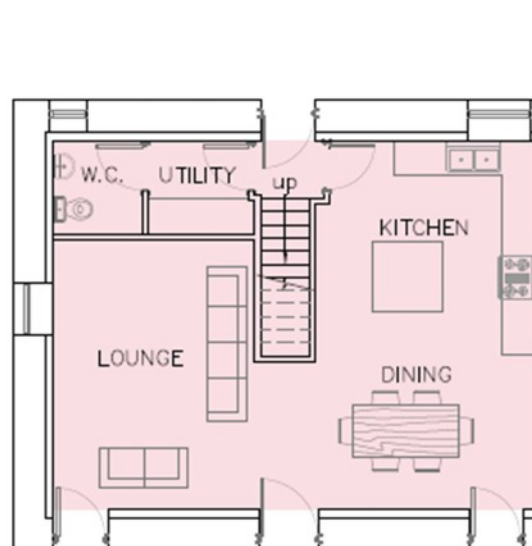


PROPOSED FIRST FLOOR LAYOUT

UNIT 1  
3 BED = 110.88 sqm  
over 2 floors

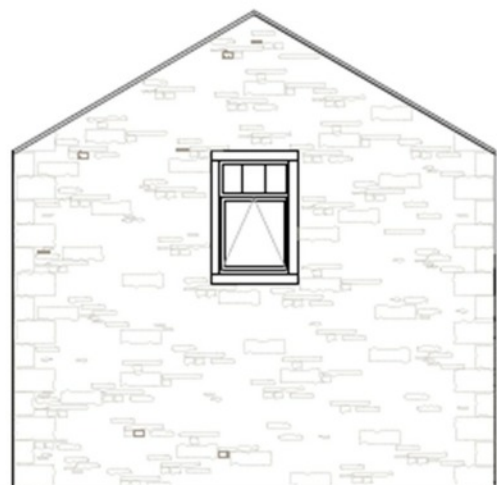
UNIT 2  
3 BED = 99 sqm  
over 2 floors

UNIT 3  
3 BED = 118.56sqm  
over 2 floors



PROPOSED GROUND FLOOR LAYOUT

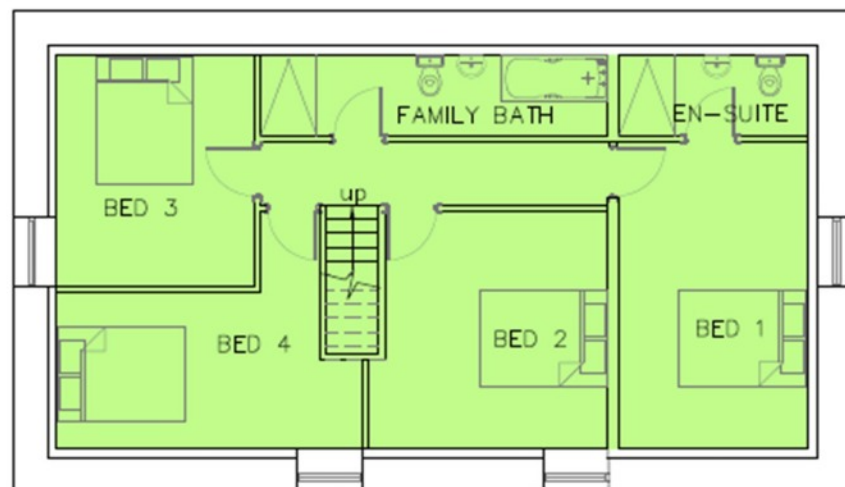




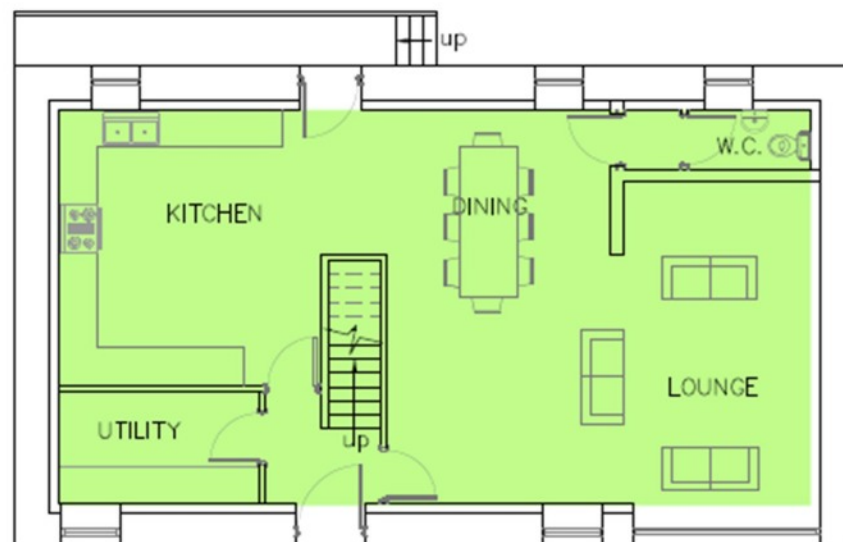
PROPOSED SOUTH WEST ELEVATION (F-F)



PROPOSED SOUTH EAST ELEVATION (E-E)



PROPOSED FIRST FLOOR LAYOUT



PROPOSED GROUND FLOOR LAYOUT

UNIT 4  
4 BED = 162.36sqm  
over 2 floors





Area: 3.499 acres (1.416 ha)



FARMYARD AREA  
RETAINED

Classed edge clamp

Position of proposed new  
sewage treatment works  
serving all properties  
including removal of existing  
septic tank  
Discharging in to adjacent  
water course downhill

Proposed tree planting/  
biodiversity/habitat gain area

Visitor parking 3 cars  
6000x2500

vehicle turning area  
limestone chipping's  
SUDS compliant

Parking for 11 cars  
2700x5500mm

UNIT 4

UNIT 1

UNIT 2

UNIT 3

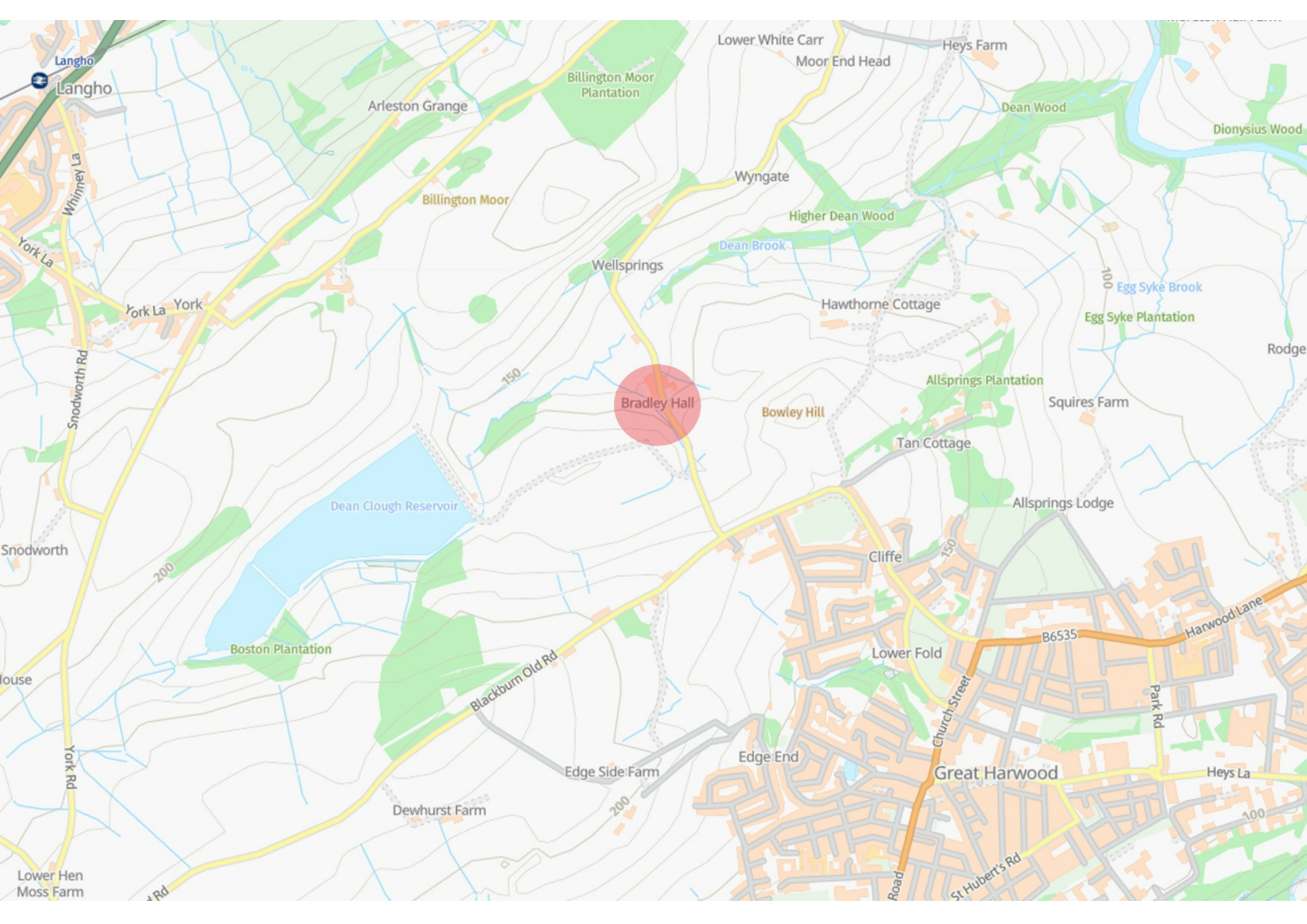
Bradley Hall Farm

GOLDACE



NORTH







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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# meet the team



John Atherton MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Julie Jackson  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land  
Management



Mollie Bentley  
Media Manager



Russell Anderton  
Senior Valuer



Helen Jones  
Senior Sales Negotiator



Tom Brown  
Senior Sales Negotiator



Angela Lorek  
Senior Sales Negotiator



Robin Astles  
Estate Agent



Phil Ashton  
Director - Lettings Cloud



Emily Raine  
Property Management  
Assistant - Lettings Cloud



Mags Twist  
Office Administrator



Woody & Bruce  
Meet & Greet Team