



Development Opportunity Brockhall Farm , Old Langho, BB6 8BB

£1,000,000



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Brockhall Farm lies to the North and East of Brockhall Village in the Ribble Valley, within easy reach of the A59 and near to Whalley, Blackburn and Preston. The market town of Clitheroe is only eight miles away. There is a farmhouse and bungalow (NOT INCLUDED IN THE SALE), but the rest of the farmstead now enjoys planning consent for conversion to eight dwellings with garages and garden areas allocated to each unit.

- The development site includes farm buildings with planning consent for conversion to eight, large executive residential units.
- The total gross internal area is just over 17,000 Sq Ft.
- Precise boundaries are to be agreed but there is approximately 2 acres of land included in the sale.
- Further land is available by separate negotiation.
- All plans & details for the proposed development can be found on the Ribble Valley planning portal (Application Number - 3/2021/0311).



The Farmstead Building
The Properties
Other information



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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