







Hilton &  
Horsfall



BB12 9LR

## Sabden Old Hall Farm, Well Head Road, Newchurch-In-Pendle

### Guide Price £440,000

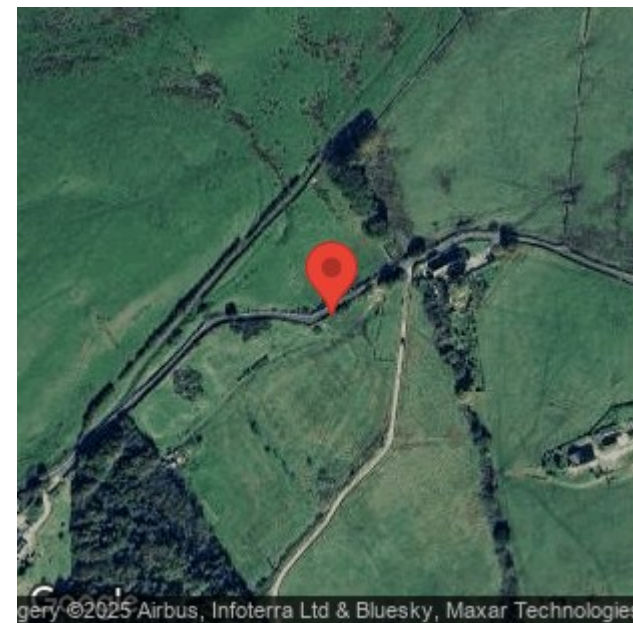
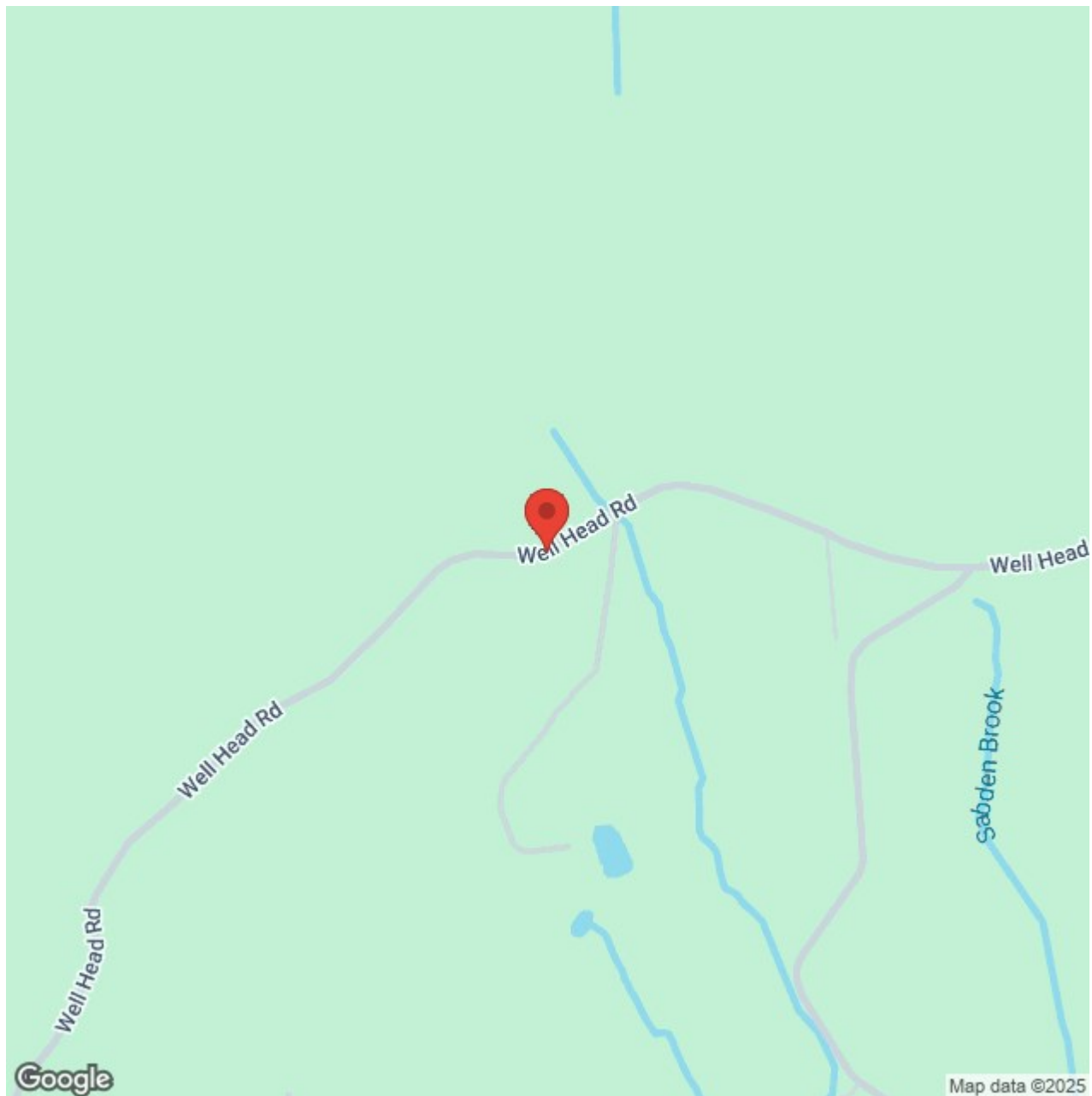
- Original stone barn with open aspect
- 10 minute drive of the A671
- Existing planning consent reference 22/0060/FUL
- Planning for 3 x 4 beds and 1 x 2 bed with gardens and garages
- A unique development in an area of outstanding natural beauty
- Approx 6,000 Sq Ft (557.4 Sq M)
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction

A detached barn of stone construction with a stone flagged roof. The barn is currently open plan and has consent for conversion into 3 x three-storey town houses and 1 x two-storey property. The three storey properties offer four bedrooms each property is 165 sq. m, the two storey property offers two bedrooms and is 62 sq. m. Proposed plans indicate that the properties will have the benefit of gardens and a garage. There are at present some single storey attached buildings - these are to be removed. Access is from Well Head Road and the current road is to be diverted as indicated on the plan to improve accessibility.















## Lancashire

### PROPOSED DWELLINGS

Property 1 - Three Storey - four bedrooms 165 sq.m

Property 2 - Three Storey - four bedrooms 165 sq.m

Property 3 - Three Storey - four bedrooms 165 sq.m

Property 4 - Two storey - two bedrooms 62 sq.m

### PLANNING PERMISSION

The property has planning permission for the demolition of the existing single storey cattle sheds and conversion into four dwellings including the re-routing of the existing road. Application 22/0060/Full. A copy of the application can be viewed on [https:// Pendle.gov.uk/planning](https://Pendle.gov.uk/planning)

### SERVICES

We are advised that mains electricity and water are either in the barn or close by. It is the prospective purchaser's responsibility to verify that all services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### LOCATION

Sabden Old Hall Farm Barn is situated just off Well Head Road Newchurch in Pendle. The property is conveniently located for access into Barrowford a popular residential location with a variety of amenities including a Booths supermarket, Bars and Restaurants. Junction 12 of the M65 is approximately 3 mile drive providing excellent access onto the national motorway network. The property is in an idyllic setting with open rural views, yet convenient for most amenities.

### PRECISE LOCATION LINK

What3words precise location link:

<https://w3w.co/regarding.leaps.mammoth>

### MEDIA

Link: <https://youtu.be/zO7HRarjNlk>

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

### AUCTIONEER COMMENTS

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers

solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



# Sabden Old Hall Farm Development Opportunity



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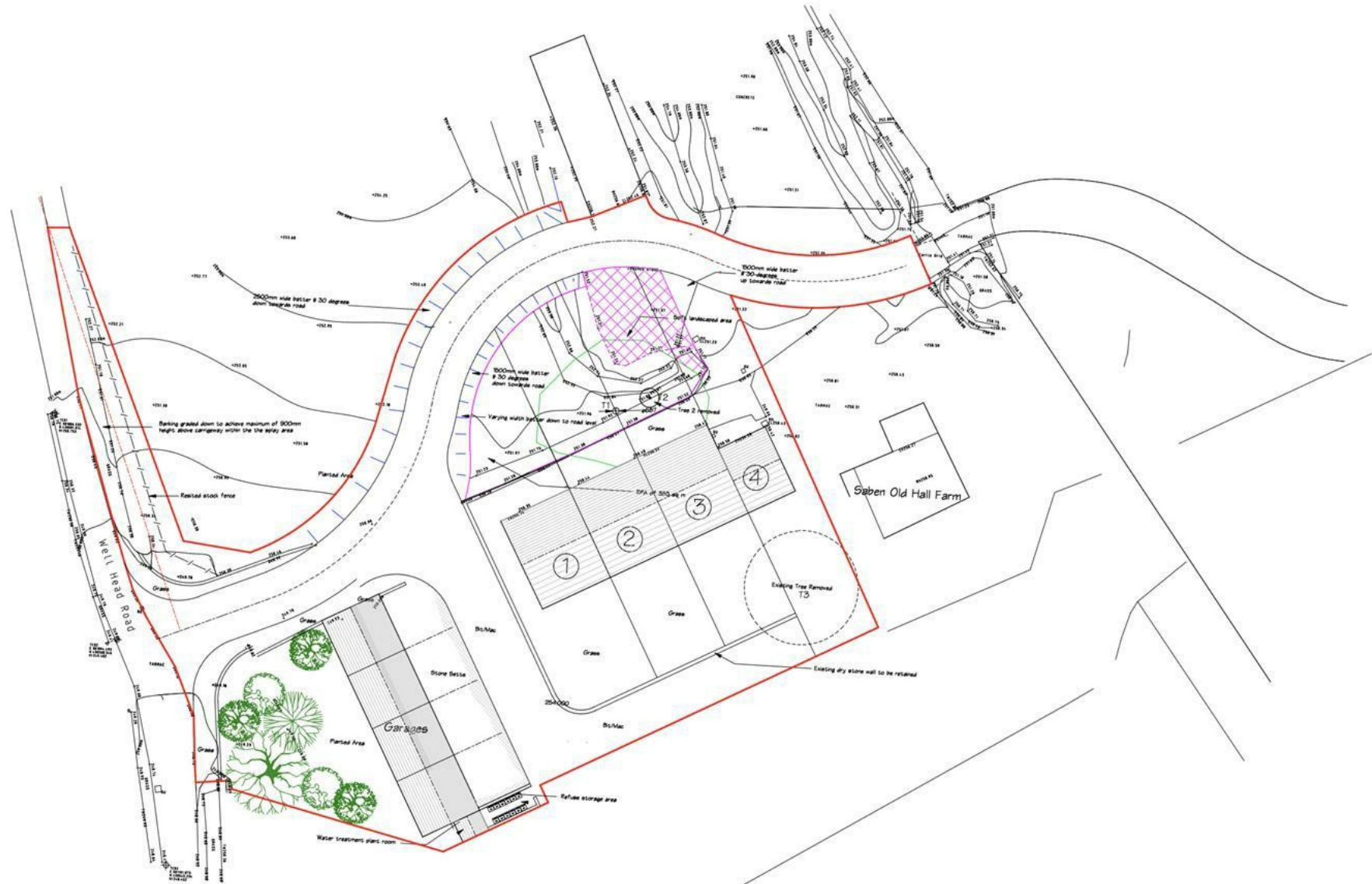
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## OUTSIDE



Sabden Old Hall Farm Barn is situated just off Well Head Road, Newchurch in Pendle. The property is conveniently located for access into Barrowford a popular residential location with a variety of amenities including a Booths supermarket, Bars and Restaurants. Junction 12 of the M65 is approximately 3 mile drive providing excellent access onto the national motorway network. The property is in an idyllic setting with open rural views, yet convenient for most amenities.





Barn Conversion  
at  
Sabbden Hall Farm  
Well Head Road,  
Newchurch in Pendle

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Check all dimensions on site. In the event  
of a discrepancy refer queries to the  
address below.

SCALE 1:200 DATE 20/1/22  
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