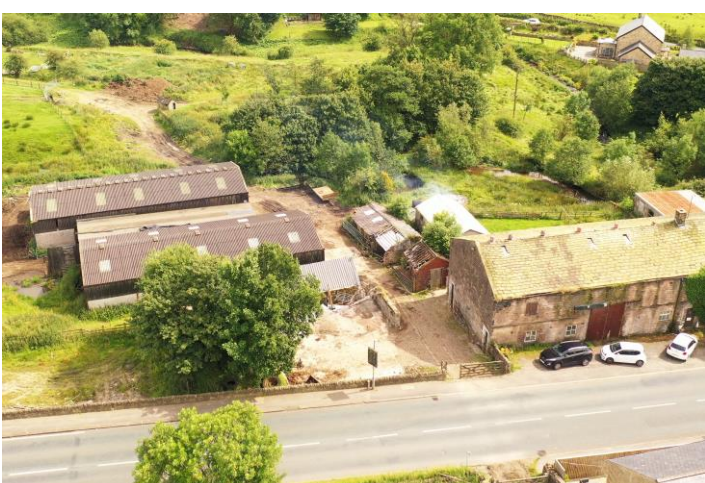


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DAVID HILL



Bridge House Farm Development Laneshawbridge BB8 7HX

An exciting redevelopment opportunity comprising a range of modern farm buildings and a substantial traditional stone barn, with planning permission for conversion to form a total of four separate dwellings.

Convenient position on the edge of Laneshawbridge just 2.5 miles from the centre of Colne.

Guide Price £450,000

Bridge House Farm Development Laneshawbridge BB8 7HX

• Colne (M65) 2.5 miles • Barnoldswick 6.5 miles • Skipton 11 miles • Clitheroe 16 miles • Bradford 20 miles • Blackburn 20 miles

Location

The property enjoys a prominent roadside position to the south of Keighley Road (A6068) on the edge of the small village of Laneshawbridge. The village offers limited amenities with a highly regarded primary school and two inns, the Emmott Arms and The Alma Inn. The larger town of Colne is just 2.5 miles to the west offering a more comprehensive range of services including shops, supermarkets and leisure facilities together with good access links by rail and road, with the M65 motorway providing excellent connectivity.

Description

The property comprises the farm yard and buildings at Bridge House Farm, which include a substantial semi-detached traditional stone barn fronting Keighley Road, having full planning permission for conversion to create two dwellings with private parking.

Adjacent to the stone barn and set back slightly from Keighley Road are two large modern farm buildings, each benefitting from consent under permitted development for change of use to create separate residential dwellings with provision for private parking.

The buildings are accessed directly from Keighley Road via a shared entrance and stand in a generous plot incorporating an old mill pond with a pleasant southerly aspect and outlook over open countryside.

Planning

Imaginative schemes for the conversion of the stone barn and modern farm buildings at Bridge House Farm were prepared by the planning and development team at David Hill LLP and approved by Pendle Borough Council along with subsequent amendments. Application details as follows;

Grant of full planning permission for the conversion of the stone barn to form two dwellings
Application Ref: 21/0915/FUL
Decision date: 14 January 2022

Variation to amend parking layout and farm access
Application Ref: 22/0645/VAR. Decision date: 09 December 2022

Prior Approval: change of use of agricultural buildings to two dwellings
Application Ref: 21/0916/AGD. Decision date: 13 January 2022

Prior Approval: change of use of agricultural buildings to two dwellings
Application Ref: 22/0646/AGD. Decision date: 12 December 2022

Copies of the approved planning documents are available in electronic form on request from the selling agents. There will be a charge for hard copies.

The approved layouts provide the following accommodation;

Stone Barn Unit 1

Ground Floor: hall, W.C., kitchen/dining, utility, living, office

First Floor: bathroom, bedroom 1 (ensuite), three further bedrooms

Approximate total gross internal floor area 177m² (1905ft²)

Stone Barn Unit 2

Ground Floor: hall, W.C., kitchen/dining. Utility, living

First Floor: bathroom, bedroom 1 (ensuite), two further bedrooms

Approximate total gross internal floor area 139m² (1498ft²)

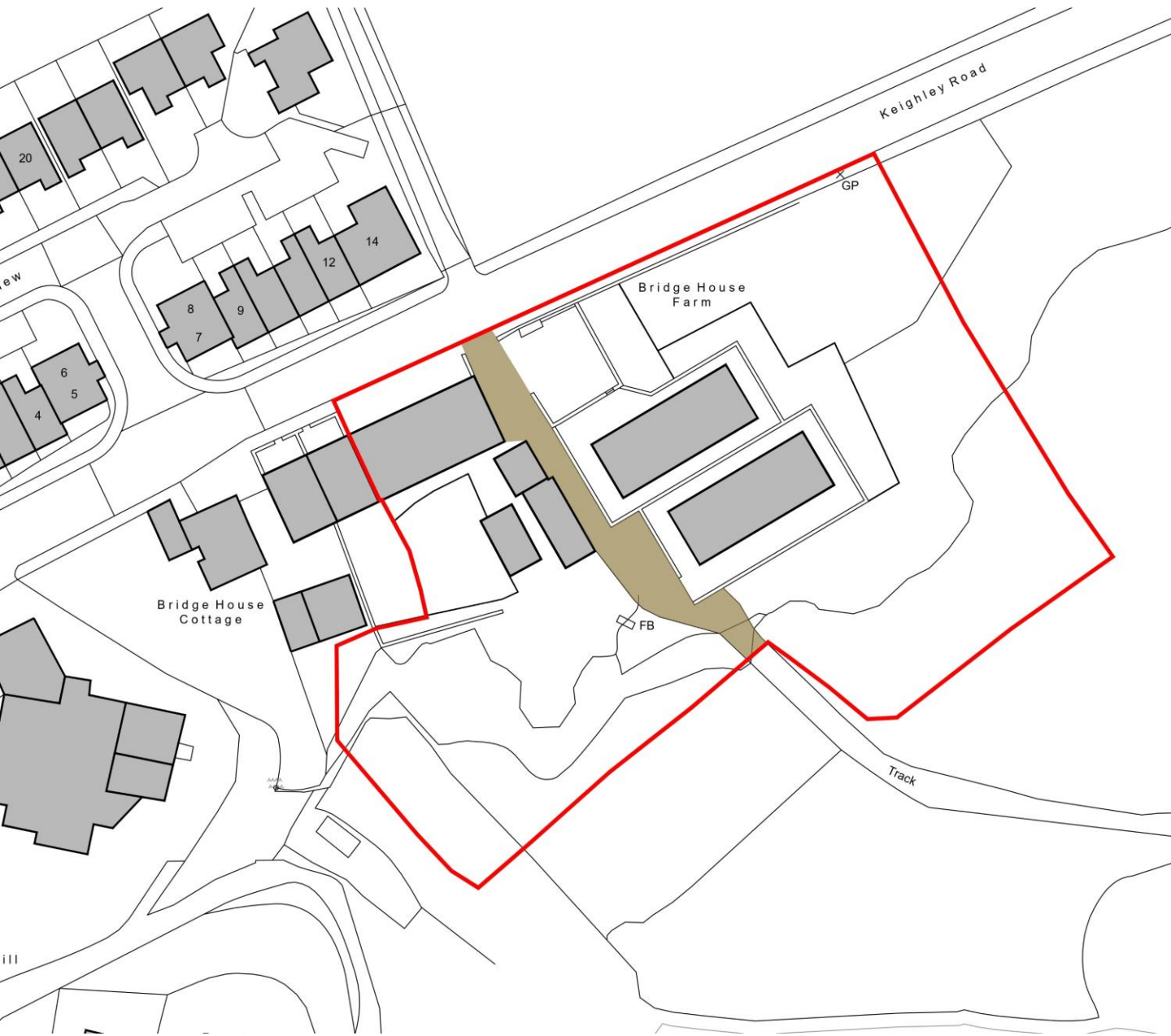
Farm Building Unit 1 and 2 (identical size & layout)

Ground Floor: hall, bathroom, utility, bedroom 2 (ensuite), two further bedrooms, open plan living/kitchen/ dining. Covered parking.

First Floor: sitting room with covered balcony, bedroom 1 (ensuite)

Approximate total gross internal floor area for each unit, excluding parking and balcony 215m² (2314ft²)







Services

We understand the property and buildings are not connected to any services.

Interested parties must make their own enquiries as to the availability of services they require and costs of connection.

Right of Way

The vendors will reserve a right of way for all purposes and at all times over the route shown coloured brown on the plan

Tenure

Freehold

Directions

From Skipton head south on Keighley Road to the roundabout at Kildwick and take the fourth exit onto Station Road (Crosshills). At the T junction turn right onto Keighley Road (A6068) and continue through Crosshills, Glusburn and Cowling, over the moor and drop down to Laneshawbridge. Bridge House Farm is on the left as you enter the village. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

