



## Clough House Farm, Greens Arms Road, Turton, Bolton, BL7 0HE

Price Guide £1,500,000

- DEVELOPMENT OPPORTUNITY
- APPROX 24 ACRES
- GRADE II FARMHOUSE
- STUNNING VIEWS
- GRADE II BARN



# Greens Arms Road, Bolton BL7 0HE

DEVELOPMENT OPPORTUNITY Grade II Georgian farmhouse and barn. Milking parlor and silo for conversion and potential for additional units. PRIME LOCATION  
Stunning views.



Council Tax Band: E



## CLOUGH HOUSE FARM

Clough House Farm is a symmetrical late Georgian 'ferme ornee' and without coincidence is almost identical to Turton Old School House further down the hillside in Chapeltown. The design is known as Jacobean Revival and whilst it is not known for certain it is presumed to be a gentleman's residence built for James Kay, formerly of Turton Tower, for one of his sons. Not surprisingly, the main farmhouse and barns are Grade II listed buildings of historical interest.

Over nearly 200 years additions have been made to the development with a milking parlour and storage silos which are now derelict.

With our client's co-operation we brought in a well-respected architect from Manchester who are specialists in period properties. After his visit said, 'What a fascinating collection of buildings'. He engaged with the planning and conservation officer for Growth Lancashire who are enthusiastic about supporting a thoughtful, well considered scheme.

As a result of initial marketing an agreement to sell was reached, tied to an option to purchase, which has now expired. The application for the scheme can be found on the Blackburn with Darwen Council Planning Portal reference number 10/22/0439 and went live on 25th May 2022. The current scheme provides for the conversion of the main listed building into two dwellings, the former milk parlour into three units and the erection of four further dwellings. (Please note historic consent had been granted for the conversion of the milking parlour into one substantial detached dwelling). All the relevant information to support the application can be found on the Portal. The the Planning Officer dealing with the application is Martin Kenny.

It is an ambitious and exciting project located within a beauty spot and an area where high net worth sales are achieved. Please note that the site includes approximately 24 acres of grazing land which is within Greenbelt (solicitors will confirm the specific boundaries and acreage).

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### L SHAPED HALL

22'9" x 6'11"

Plus 3'0" x 4'2"

#### LOUNGE

21'1" x 18'1"

Stone fireplace and hearth. Faux beamed ceiling. 2 x double panel radiators. 3 x Georgian style windows in stone casements.

### DINING ROOM

18'0" x 11'1"

Brick built fireplace with tiled hearth. Cast iron radiator. Georgian style window in stone casement.

### KITCHEN

17'0" x 16'7"

A light oak fitted kitchen comprising a range of base, wall and drawer units. Display cabinet and island. Granite worktops. Inset double stainless steel sink. Integrated Bosch microwave and Hotpoint dishwasher. Smeg oven and grill. Smeg fridge/freezer with ice dispenser. Inset spotlights. Tiled floor. Cast iron radiator with cover. Georgian style window in stone casement.

### SITTING ROOM

18'1" x 15'8"

Stone fireplace and hearth. Built in book shelves and cupboards. Corniced ceiling. Cast iron radiator. Georgian style window in stone casement.

### UTILITY ROOM

10'11" x 10'9"

Plumbed for automatic washing machine. Groundfos Home Booster oil fired central heating boiler and water tank. Stone flagged floor.

### STUDY

18'1" x 11'5"

Quarry tiled floor. Door to rear. Derelict porch with stepped access to garage and washroom with WC.

## FIRST FLOOR

### BATHROOM

10'7" x 6'8"

Mains fed shower with shower screen. Enamel hand basin integrated within a wash stand and storage unit. Heated towel radiator. WC. Inset spotlights. Georgian style window with stone casement.

### MASTER BEDROOM

21'9" x 18'10"

Built in wardrobes. 2 x Cast iron radiator. Georgian style windows in stone casement.

### ENSUITE

Villeroy & Bosch roll top club footed bath with upstand mixer tap and shower attachment.

Shower cubicle with mains fed shower. Inset Villeroy & Bosch enamel hand basin with granite top and cabinet below. WC. Tiled floor. Inset spotlights. Double panel radiator. Georgian style window in stone casement.

#### BEDROOM TWO

18'0" x 11'11"

Decorative tiled fireplace. Cast iron radiator. Georgian style window in stone casement.

#### BEDROOM THREE

18'1" x 17'1"

Measurement is into chimney breast. Fitted hand basin with mixer tap. Cast iron radiator. Georgian style window in stone casement.

#### BEDROOM FOUR

18'2" x 16'10"

Cast iron radiator. Georgian style window in stone casement.

#### GARAGE

33'0" x 18'0"

#### DEPENDANT RELATIVE ACCOMMODATION

#### LIVING KITCHEN

18'8" x 12'0"

In need of refurbishment. Stone mullion window.

#### LOUNGE

16'3" x 14'8"

Stone mullion window.

#### BATHROOM

12'5" x 5'3"

Close coupled WC. Enamel hand basin with chrome taps and vanity cupboard. Fitted spotlight.

#### BEDROOM ONE

16'4" x 12'6"

Stone mullion window.

#### BEDROOM TWO

14'9" x 11'10"

Stone mullion window.

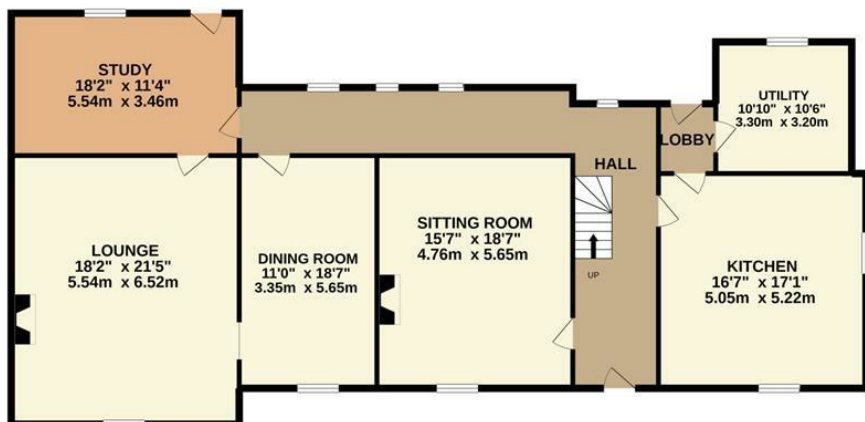




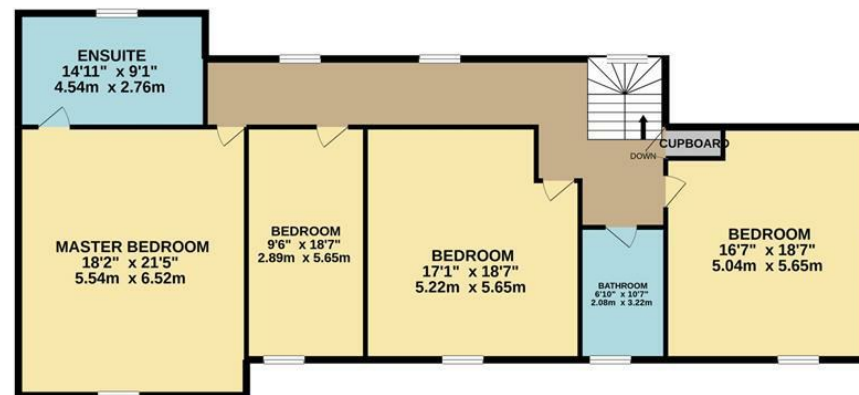




GROUND FLOOR  
1797 sq.ft. (167.0 sq.m.) approx.



1ST FLOOR  
1650 sq.ft. (153.3 sq.m.) approx.



TOTAL FLOOR AREA : 3448 sq.ft. (320.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		