



TO LET

davis &
bowring

LOFTRANS FARM

Carters Lane, Gisburn, Clitheroe BB7 4HZ



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A BEAUTIFULLY PRESENTED LIVESTOCK FARM WITHIN THE RIBBLE VALLEY

Loftrans Farm offers an excellent opportunity to rent a high quality holding comprising a spacious four bedroom farmhouse, well equipped modern farm steading, with good quality meadow and pastureland, extending in all to approximately 126 acres (51 hectares).

AVAILABLE TO LET AS A WHOLE BY INFORMAL TENDER

TENDER DEADLINE

12 noon on Friday 26 June 2026

GISBURN
2 miles

CLITHEROE
9 miles

SKIPTON
12 miles

(all distances are approximate)

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LOCATION

Loftrans Farm is situated in a picturesque rural location within the Ribble Valley, enjoying attractive views over the surrounding countryside. The village of Gisburn lies a short distance to the south west and provides a range of local amenities including a primary school, shops, pubs and village facilities. The market town of Clitheroe is located approximately 9 miles to the south, while the popular town of Skipton lies approximately 10 miles to the north east, offering a comprehensive range of services including primary and secondary education, shops, supermarkets, pubs and restaurants, medical facilities and rail connections. There are regular livestock markets at Gisburn, Skipton and Clitheroe, all of which are easily accessible.

Loftrans Farm is accessed via a private farm track off Carters Lane.

What3Words: ///owns.quiet.bloomers

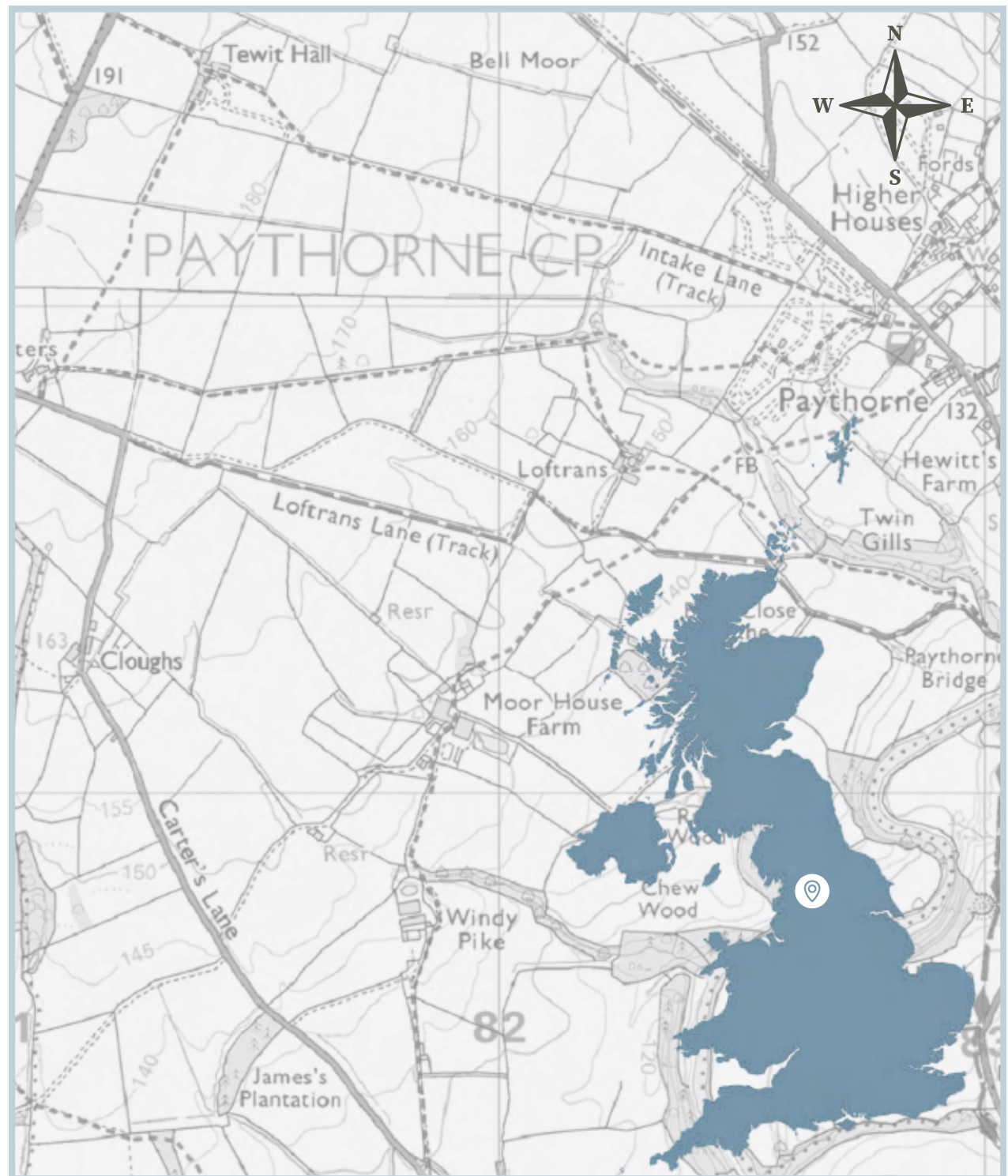
DIRECTIONS

From the West:

Travel north east on the A59 towards Gisburn. Upon reaching Gisburn, continue through the village and take the first left after the Auction Mart sign posted to Bolton by Bowland. Proceed along Mill Lane for approximately 1 mile before turning right onto Carters Lane. Continue along Carters Lane for approximately 1 and a quarter miles and the entrance to Loftrans Farm will be found on the left hand side. Follow the private farm track down to the steading.

From the North:

Follow the A65 south towards Skipton, shortly after passing The Craven Arms at Giggleswick, take the next right turn off the A65 towards Rathmell and Wigglesworth. Continue through Rathmell. On entering the village of Wigglesworth, take a right turn at the T junction signposted for Slaidburn and Clitheroe. Follow this road for approximately half a mile before turning left towards Bolton by Bowland. Take the first left towards Paythorne and follow for approximately 2 miles. On arriving at the cross roads, take the right turn onto Hellifield Road and follow for approximately 1 and a half miles before turning left onto Carters Lane. Continue for a short distance before arriving at Loftrans Farm entrance. Follow the private farm track down to the steading.





LOFTRANS FARMHOUSE

A charming and well presented four-bedroom farmhouse situated at the heart of Loftrans Farm, enjoying a private position with far reaching panoramic views across open countryside. The property beautifully combines traditional farmhouse charm with generous, well proportioned accommodation suited to modern family living.

The ground floor provides a practical and inviting layout, comprising an entrance/utility area offering useful day-to-day space, leading through to a modern kitchen. A generous sitting room creates a comfortable area for relaxation, while the substantial dining room/snug offers a versatile space, ideal for entertaining or family use.

To the first floor, a long landing leads to four bedrooms, all benefiting from attractive rural outlooks, together with a family bathroom. The accommodation offers flexibility and space, making it well suited to family occupation in a peaceful countryside setting.

Externally, the farmhouse enjoys a good degree of privacy while remaining conveniently positioned within the wider farmstead. The property presents an excellent opportunity for those seeking a characterful rural home with generous accommodation and access to the surrounding farmland environment.

The accommodation briefly extends to:

Ground floor

Entrance / Utility - 1.95m x 2.80m

Kitchen - 3.80m x 2.76m

Sitting Room - 5.62m x 3.50m

Dining Room / Snug - 7.00m x 3.60m

Hallway - 3.55m x 2.18m

Pantry - 2.75m x 2.98m

First Floor

Landing - 6.56m x 1.00m

Bathroom - 2.65m x 2.09m

Bedroom 1 - 3.60m x 3.30m

Bedroom 2 - 3.60m x 3.30m

Bedroom 3 - 3.90m x 3.00m

Bedroom 4 - 2.30m x 2.00m

The property is served by mains water and electricity with oil fired central heating.



FARM STEADING

The farm steading comprises an excellent range of traditional and modern agricultural buildings, presented in very good order following a programme of improvement and maintainance over the past decade.

The steading includes a number of useful traditional stone buildings, including a double-height barn and former dairy under slate roofs, together with a further stone field barn to the north of the steading.

These are complemented by a comprehensive range of modern portal framed buildings, including cubicle and loose housing sheds, cattle and lambing accommodation, and a machinery store, all well-suited to efficient livestock management and general farm use.

Overall, the steading offers a well-maintained and highly functional setup, capable of supporting a range of agricultural and diversified uses within a compact and accessible yard.

Mains electricity and water serve the steading.



Number	Building	Size (m ²)	Size (ft ²)	Description
1	Traditional Stone Barn	108	1160	Double height stone under slate roof barn
2	Former Dairy	111	1199	Former sheep dairy parlour formed of stone under slate roof
3	Lean-to	37	401	Stone under corrugated metal sheet roof with internal timber locked store
4	Cubicle Shed	172	1849	Cubicle shed formed of steel portal frame concrete panel and Yorkshire boarding under fibre cement roof
5	Loose Housing Complex	525	5654	Steel portal frame with timber sleeper walls and Yorkshire boarding under fibre cement roof
6	Loose Housing Shed	245	2633	Steel portal frame with concrete panel and Yorkshire boarding under fibre cement roof
7	Silage Clamp	205	2201	Concrete pad with drainage channel part concrete panel part timber sleeper walls
8	Cattle Shed	108	1164	Open fronted steel portal frame concrete panel and Yorkshire boarding under fibre cement roof with slatted floor
9	Lambing Shed	282	3036	Steel portal frame with concrete panel, tin sheet and Yorkshire boarding under part fibre cement part tin sheet roof
10	Machinery Store	140	1511	Open fronted steel portal frame with concrete block and fibre cement sheet under fibre cement sheet roof
11	Traditional Field Barn	180	1935	Double height stone under fibre cement roof sheet barn with a small stone under slate lean-to at each gable



LAND

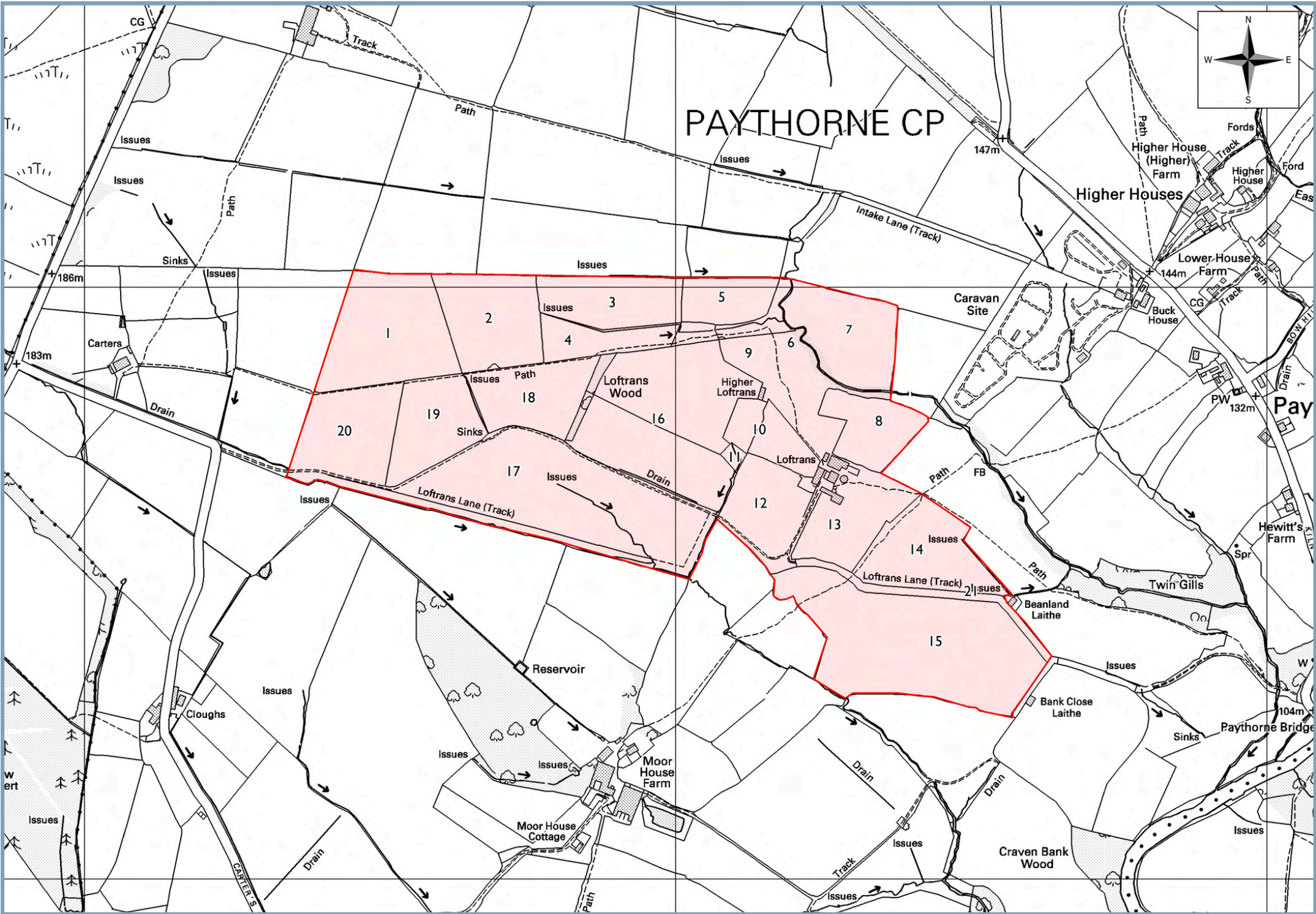
As a whole the land extends to approximately 126 acres (51 hectares) and comprises a variety of pasture and meadow land and is gently undulating in nature ranging from approx. 130m to 170m above sea level. The land is classified Grade 4 under the Agricultural Land Classification, with slowly permeable seasonally wet acid loamy and clayey soils.

All of the land benefits from good access directly from the private farm track and then from field to field. The boundaries are in good stock proof condition and comprise a mixture of newly planted hedgerows and post and wire fencing. The land is served by a mixture of natural and mains water supplies.

The land briefly extends to the following:

Number	Field Parcel	Size (hectares)	Size (acres)
1	SD8151 5294	3.51	8.67
2	SD8151 6893	2.53	6.25
3	SD8151 8896	1.93	4.77
4	SD8151 9191	1.38	3.41
5	SD8251 1098	1.11	2.74
6	SD8251 2190	1.04	2.57
7	SD8251 2992	2.07	5.11
8	SD8251 3475	1.5	3.71
9	SD8251 1981	1.85	4.57
10	SD8251 1972	1.13	2.79
11	SD8251 0971	0.12	0.30
12	SD8251 1663	1.73	4.27
13	SD8251 2860	1.96	4.84
14	SD8251 4154	2.5	6.18
15	SD8251 4140	6.87	16.98
16	SD8251 0182	5.99	14.80
17	SD8151 9461	6.86	16.95
18	SD8151 7682	2.06	5.09
19	SD8151 5975	2.1	5.19
20	SD8151 4575	2.37	5.86
21	SD8251 5647	0.58	1.43
Total		51.19	126.49





GENERAL REMARKS

Designations

We are not aware of any designations affecting the holding. However, it is the responsibility of the applicant to satisfy themselves by making their own enquiries.

Environmental Stewardship / Grants

The land is not within any environmental stewardship or grant schemes.

Repairing Obligations

The Tenant will be responsible for all repairs and maintenance.

Insurance

The Landlord will insure and keep insured the farmhouse and all other buildings and structures on the holding against loss or damage by fire, storm, flood, aircraft, malicious damage and impact by third party road vehicles or any other risk the Landlord deem necessary.

Ingoing's

Any forage on the holding on ingoing will be dealt with by agreement between the outgoing and ingoing tenant.

There will be no farmyard manure or slurry on the holding on ingoing.

Council Tax

The Council Tax band for Loftrans Farmhouse is Band D and is within Ribble Valley Borough Council.

Energy Performance Certificate

Loftrans Farmhouse currently has an EPC rating of E.

Wayleaves, Easements and Rights of Way

The farm is let subject to all existing Easements, Wayleaves and Rights of Way whether public or private and whether mentioned or not.

Landlords Rights

The sporting, mineral and timber rights are reserved for the benefit of the Landlord or third party owner.



LETTING DETAILS

Method of Letting

Loftrans Farm is offered to let via informal tender, as a whole, with the benefit of vacant possession from 1st October 2026 . The farm will be let on a Farm Business Tenancy for a term of 5 years.

Please note the outgoing tenants are currently in situ. Please respect their privacy at all times, especially when viewing.

Rent

The rent is to be paid monthly in advance. Rent Reviews will be executed in accordance with the Agricultural Tenancies Act 1995.

Enquiries

To enquire further or request a tender form please contact the letting agent:

Marnie Murdie MRICS FAAV

T: 015242 74457

E: marnie.murdie@davis-bowring.co.uk

Viewings

Please do not inspect the farm outside of pre-arranged viewing days. Viewings are strictly by appointment on pre-arranged viewing days through the letting agent Marnie Murdie of Davis & Bowring, contact number: 015242 74457

Tender Deadline

All tenders should be submitted to the letting agent by no later than 12 noon on Friday 26 June 2026.

015242 74440

Lane House, Kendal Road,
Kirkby Lonsdale,
Carnforth, Lancashire, LA6 2HH

land@davis-bowring.co.uk

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