



# Cavaliers Cottage and Barn

£400,000

Guide Price

Cavaliers Cottage and Barn,  
Sabden Road, Padiham, BB12 9AE





# FOR SALE

## PROPERTY TYPE

🏠 Cottage with barn and outbuildings

## Key features

- Traditional stone-built cottage, attached barn and range of outbuildings occupying an elevated rural position with outstanding views towards Pendle Hill and across East Lancashire.
- Generous plot extending to approximately 1,557 sq m (0.38 acres), offering significant potential for renovation or redevelopment, subject to obtaining the necessary planning consents.
- Rare Renovation & Redevelopment Opportunity in an Outstanding Rural Setting. Ideal for either one property with outbuildings for storage or multiple properties.
- Conveniently located close to Sabden, Higham and Fence, with easy access to Clitheroe, Burnley and the M65 motorway network, offered with vacant possession.





SABDEN ROAD



Cavaliers

0m 5m 10m 15m

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## Description

Cavaliers Cottage and Barn presents a rare and exciting opportunity to acquire a traditional rural property with considerable potential for renovation and redevelopment, subject to obtaining the necessary planning consents.

Occupying an elevated position within open countryside, the property enjoys far-reaching views towards Pendle Hill to the north and across the wider East Lancashire landscape to the south.

Extending to approximately 1,557 sq m (0.38 acres), the property comprises a traditional stone-built cottage, an attached barn and a range of ancillary outbuildings. The combination of existing buildings and generous plot size offers significant scope for redevelopment and may present opportunities for alternative residential uses, subject to planning permission.

The cottage is constructed of stone beneath a stone slate roof, with a single-storey projection to the eastern elevation. The accommodation currently comprises a kitchen, dining room, lounge and study at ground floor level, together with a first-floor large bedroom and bathroom. Having been stripped back internally, the property now requires complete modernisation and refurbishment, with no fitted kitchen or bathroom currently in place.

Adjoining the cottage is a substantial traditional Lancashire stone barn, currently utilised for agricultural storage. A particular feature is the impressive arched cart entrance running through the centre of the building. Internally, the barn benefits from split-level areas historically used as hay lofts together with a number of existing openings which may lend themselves to future conversion opportunities, subject to the necessary consents.

In addition to the cottage and barn, the property benefits from a detached triple garage incorporating a useful ancillary room, a traditional stone outbuilding and a further concrete block building providing useful storage and workshop accommodation. New boundary fencing has recently been installed to clearly define the property ownership which was after the pictures were taken, with the garden now separated from the adjoining agricultural land.

Despite its idyllic rural setting, Cavaliers Cottage is conveniently located for the villages of Sabden, Higham and Fence, whilst the larger centres of Clitheroe and Burnley provide a comprehensive range of shopping, educational and leisure amenities. The M65 motorway network is within easy reach, offering excellent connectivity throughout the region.

The property has been vacant since January 2024 and is offered for sale with vacant possession upon completion with no restrictions.

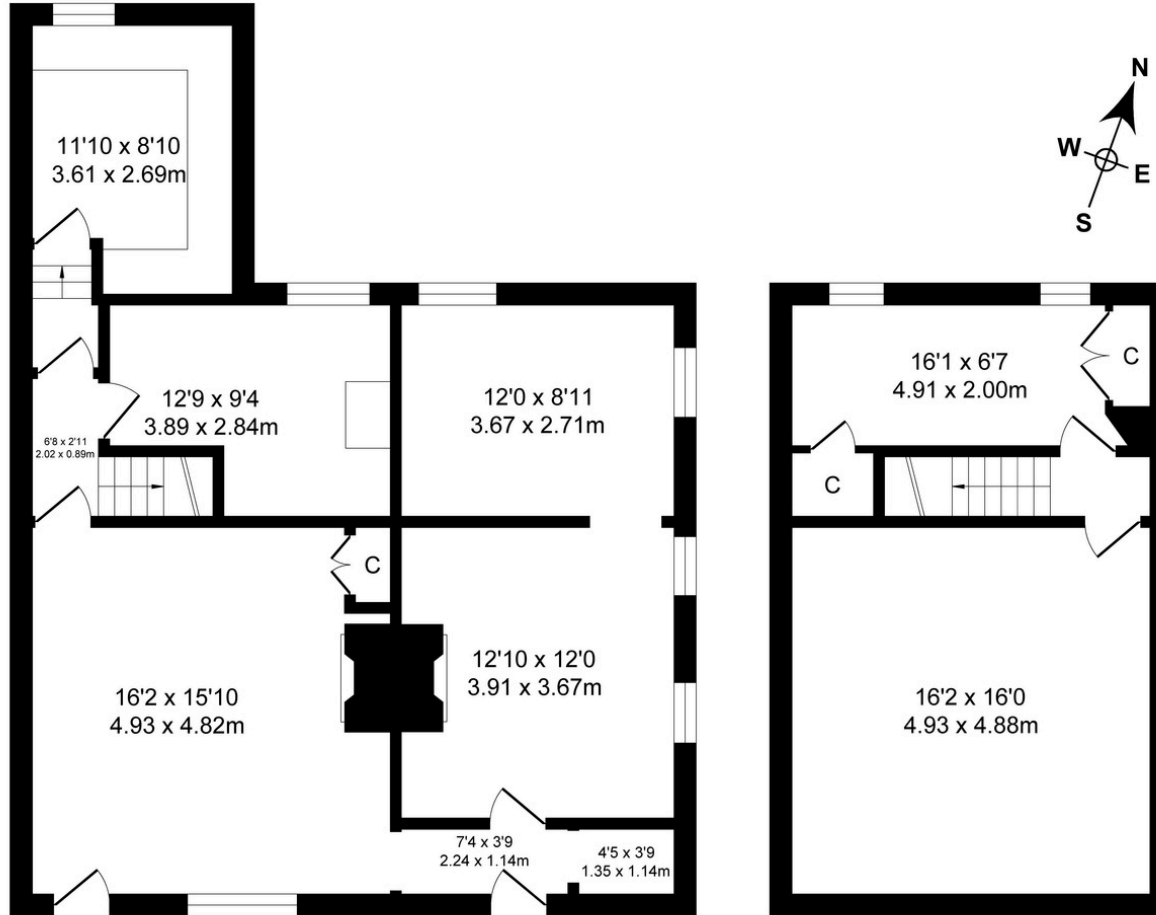


# Floor Plan - Cottage

Sabden Road, Padiham

Total Approx. Floor Area 1255 Sq.ft. (116.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 845 Sq.Ft (78.5 Sq.M.)

First Floor

Approx. Floor Area 410 Sq.Ft (38.1 Sq.M.)





## Information

Access, Easements and Wayleaves: The land is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

Asbestos: No survey has been completed by the vendor to determine whether asbestos is present at the property.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of boundaries and fencing obligations. Pictures do not show the correct boundary, as these have been updated for a larger area.

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.

Council Tax: Current banding C. Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA. 01200 425111

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land. Do not climb gates or fences. Do not enter neighbouring fields.

Local Authority: Ribble Valley Borough Council, Clitheroe BB7 2RA. Tel: 01200 425111

Method of Sale: The property is for sale by Private Treaty and the vendor reserves the right to alter the order of sale, amalgamate or divide the lots or withdraw the whole or any part of the property in these particulars at any point in time. Prospective purchasers should make their own decision as to the amount of their bid. The Guide Price figures are for guidance only.

Money laundering regulations and compliance: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Planning: Any change of use will require planning permission.

Services: The property is connected to the mains gas and electricity. Please note that no services (if present) have been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves as to the presence and working condition.

Title & Tenure: The property is for sale freehold with vacant possession on completion of sale.

Viewings: These are authorised on foot during daylight hours with a copy of these particulars to hand. Access by vehicles is strictly prohibited and the health and safety procedures outlined above should be adhered to at all times.

Subject to Contract

Photos taken January 2026

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## Directions

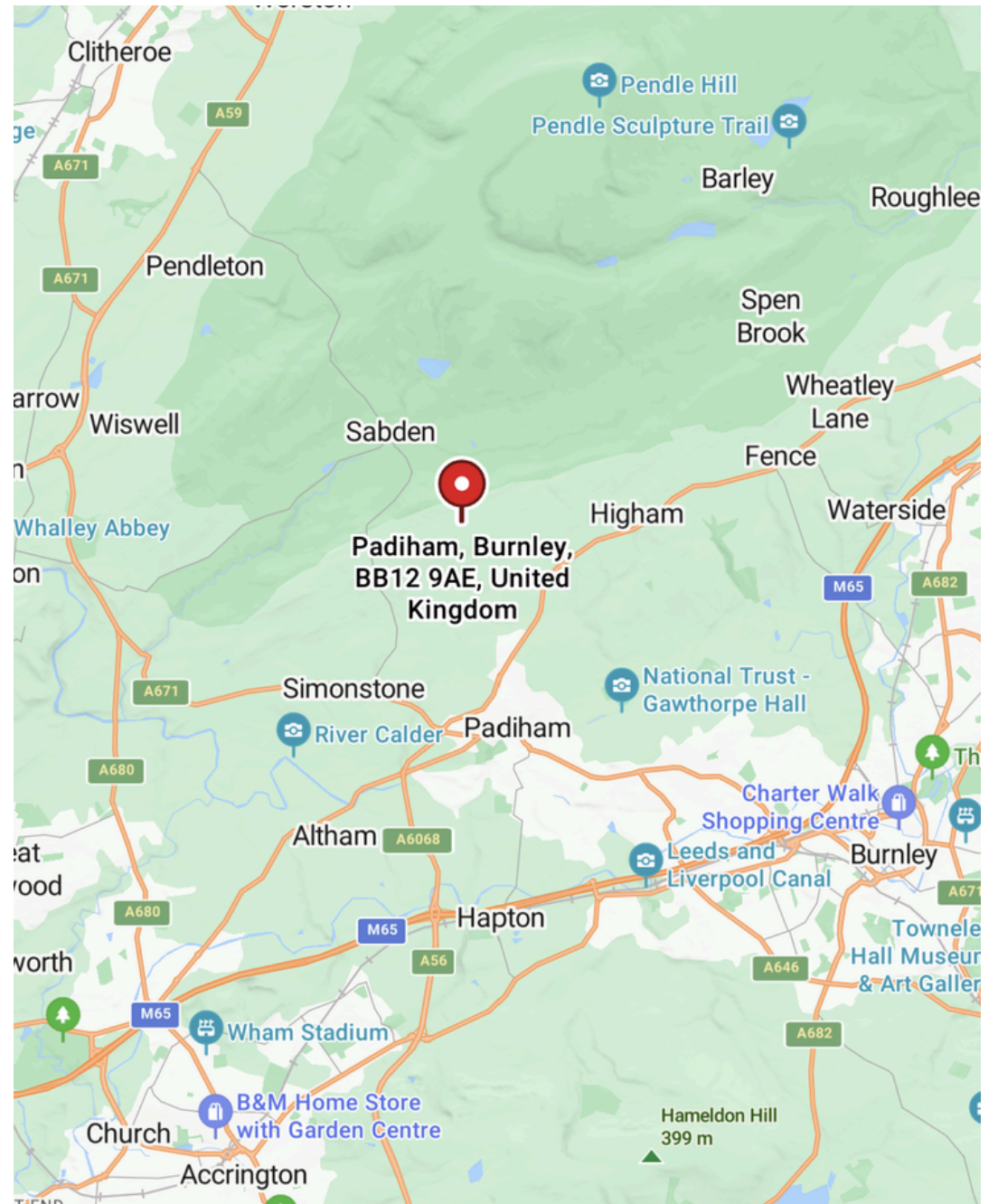
What3words

panel.thickened.puppets



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## **Huntroyde Estate Office**

Padiham, Burnley, Lancashire, BB12 7QX

Tel: 01282 771024

Email: [info@inghamandyorke.co.uk](mailto:info@inghamandyorke.co.uk)

## **Clitheroe Office**

Brookside Barn, Downham,

Lancashire, BB7 4BP

Tel: 01200 423655

Email: [admin@inghamandyorke.co.uk](mailto:admin@inghamandyorke.co.uk)

[inghamandyorke.co.uk](http://inghamandyorke.co.uk)