



 **SHP VALUERS**  
RESIDENTIAL FARM COMMERCIAL

Smithells Farm Barn, Higher House Lane, nr White Coppice, Chorley, Lancashire PR6 9BU  
Asking Price £ 395,000

## Smithells Farm Barn

Higher House Lane  
Heapey, nr White Coppice  
Chorley  
Lancashire  
PR6 9BU

A large traditional detached stone barn with full planning permission to convert and significantly extend in modern materials as a self-build to provide four receptions and four double bedrooms, three bathrooms.

Mains electricity and water will be supplied to the site prior to exchange and completion

Set in about 0.24 acres (0.1 Ha) in a stunning rural setting. A most popular of locations  
Near White Coppice  
Chorley, Lancashire

**Asking Price £ 395,000**



Smithells Farm Barn is located along Higher House Lane with good shared access via a shared private driveway together with access via a shared field gate entrance into the rear of the property.

The stone barn has full planning permission to convert and significantly extend over two floors into a single detached self-build dwelling house to be commenced within three years from 30 September 2025

Reference: 25/00253/FUL

*Conversion of an existing stone barn into a self build dwelling including part single/part two storey rear extension.*

#### Traditional Stone Barn

A detached traditional stone barn constructed of solid wall elevations under a pitch slate and stone flagged roof. The proposed accommodation will extend to approximately 2,717 sq.ft (252.56 sq.m) gross internal floor area over two floors providing the following accommodation;

#### Ground Floor

Gallery Reception Hall  
Study  
Dining Room  
Lounge  
Downstairs WC  
Boot Room  
Pantry  
Kitchen (incl single storey new build extension)

#### First Floor

Galleried Landing  
Master Bedroom - Large double with glazed elevations ensuite shower room, walk-in wardrobe (new build extension)  
Bedroom 2 - Double  
Family Bathroom  
Bedroom 3 - Double  
Bedroom 4- Double  
Jack and Jill Shower Room

#### Plot

The property is set within approximately 0.24 acres (0.1 ha) of curtilage which also has the benefit of a separate shared field gate access onto Higher House Lane.

#### Services

The seller will connect mains water and electricity. The buyer will be responsible for installing foul drainage to private waste treatment tank and handling of surface water drainage in accordance with planning Condition No.9. Reference: 25/00253/FUL

#### Tenure

Freehold. Immediate vacant possession available. No vendor chain. Sale by Conditional Contract subject to varying of Condition No.8 relating to named self-build occupier.

#### Boundary Responsibilities

The purchaser will be responsible for erecting and forever maintaining a permanent livestock proof fence along the perimeter of the curtilage.

#### Planning Permission

Reference: 25/00253/FUL to be commenced within three years from 30 September 2025 subject to complying with the planning Conditions. A self-build dwelling requires the named occupant(s) to reside in the dwelling for a minimum of three years in order to qualify for BNG relief. The purchaser will have ability to be the self build individual, subject to contract.



#### Shared Private Driveway

The driveway entrance will be by way of a full right of access shared with Smithells Farmhouse. The owner of Smithells Farmhouse is the seller of the barn and is intending to renovate the farmhouse to a high standard for their own occupancy.

There is a separate shared field gate access to the rear of property again by way of a full right of access shared with Smithells Farmhouse who will retain ownership to access their retained grass paddock. The shared accesses are shown coloured in yellow.

#### Viewing

External viewing from the roadside only without appointment for safety reasons. Otherwise viewing is strictly by appointment via email request to [adamp@shpvaluers.co.uk](mailto:adamp@shpvaluers.co.uk)

Directions: **What3Words seat.limes.direct**

**Please note that Higher House Lane via Moor Road is currently closed due to roadworks. Access Higher House Lane via Heapey Road or Hollin Lane, White Coppice**

These details do not form any part of a binding contract of sale of the property and are produced subject to contract. The vendor is not required to accept the highest or any offer made, the seller may sell prior to the informal tender date or may withdraw the property from sale.

#### Money Laundering Regulations

The selling agents will require any offeror, confirmation of the purchaser's ability to fund the purchase with evidence of funding together with two forms of formal identification. We will also undertake an online check to identify any politically exposed persons and persons subject to sanctions as necessary under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

#### Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property





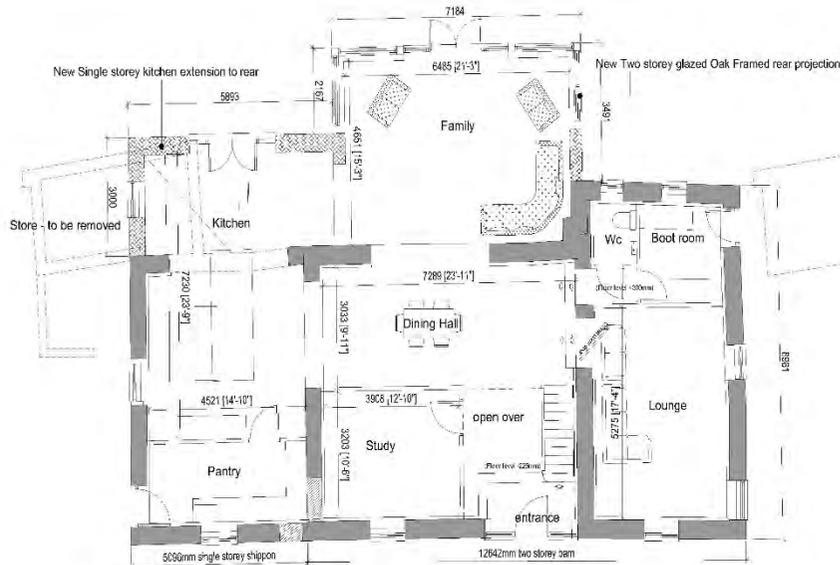
Proposed Front (West) Elevation  
Stone Barn



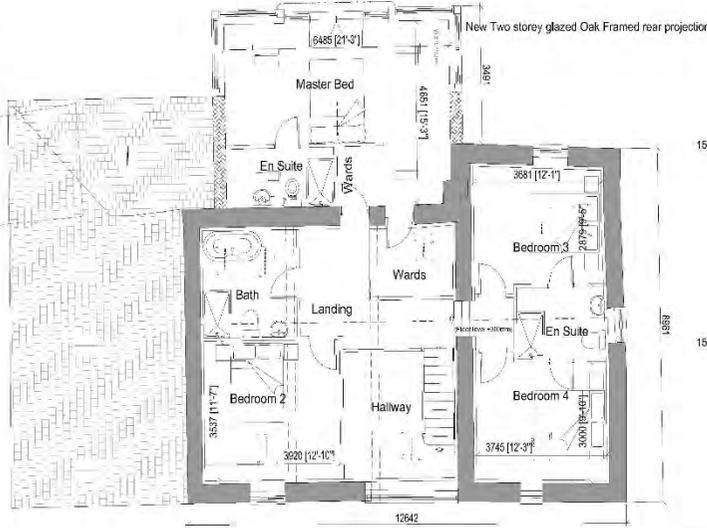
Proposed Side (North) Elevation  
Stone Barn



Proposed Rear (East) Elevation  
Stone Barn



Proposed Ground Floor Plan - 154.73m<sup>2</sup>/1665 sq ft internal area  
Stone Barn - 1028.7m<sup>3</sup> volume



Proposed First Floor Plan - 106.95m<sup>2</sup>/1151 sq ft internal area



Proposed Side (South) Elevation  
Stone Barn

**IDENTIFICATION PLAN not to scale subject to legal confirmation**





View overlooking the barn in the middle ground taken from Healey Nab towards White Coppice



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**SERVICES:** We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.