



PROCTORS

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Bank Hey Farm, Heys Lane, Blackburn, BB2 4NW

"Offers In Excess Of" £800,000

Offered for sale as two lots or as a whole. Bank Hey Farm comprises a traditional Victorian era stone and slate built four bedroomed farmhouse which extends to 234m² (2527sq ft) together with a range of part stone, part modern portal frame, livestock buildings extending to 1571m² (16,900sq ft), grass paddock and stockyard extending overall to 8215m² (2.02ac), 0.82ha.

The farmhouse is a substantial detached property offering spacious living accommodation but with excellent potential. It has three reception rooms, in addition to an open plan morning room and kitchen. There is a porch and a shower room on the ground floor and a small basement. There are four first floor bedrooms and a large bathroom. The farmhouse enjoys gardens front and rear with potential to create additional car parking or to construct a garage and outbuildings to the north. It is warmed by oil heating.



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TENURE

We have been advised that the property is Freehold.

ACCOMMODATION

LOUNGE

16' x 14' 9" (4.88m x 4.5m) Multi fuel burner in recessed fireplace, radiator, flagged flooring

SITTING ROOM

16' x 13' 10" (4.88m x 4.22m) Radiator

SITTING ROOM TWO

13' x 11' (3.96m x 3.35m) Double radiator

ENTRANCE HALL

Radiator

MORNING ROOM

12' 8" x 10' (3.86m x 3.05m) Radiator, open to;

KITCHEN

12' 11" x 9' 8" (3.94m x 2.95m) Wall & floor units, stainless steel single drainer sink unit, built in oven, hob

REAR ENTRANCE

9' 1" x 6' 5" (2.77m x 1.96m) Radiator

THREE-PIECE SHOWER ROOM

Shower, wash basin, WC

BASEMENT

STAIRS TO FIRST FLOOR

LANDING

Radiator

BEDROOM ONE

16' x 12' (4.88m x 3.66m)

BEDROOM TWO

12' 8" x 10' 5" (3.86m x 3.18m) Radiator

BEDROOM THREE

12' 11" x 11' 3" (3.94m x 3.43m) Radiator

BEDROOM FOUR

15' 10" x 14' (4.83m x 4.27m) Radiator

BATHROOM

10' 6" x 6' 1" (3.2m x 1.85m) Panelled bath, wash basin, WC radiator, walk in airing cupboard



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	44e

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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OUTSIDE

OUTBUILDINGS

LEAN-TO THREE COMPARTMENTS:

ONE

10' x 7' (3.05m x 2.13m)

TWO

11' 10" x 7' (3.61m x 2.13m)

THREE

7' 5" x 7' (2.26m x 2.13m)

LOT TWO

The farm buildings and paddock offer scope for alternative use (subject to planning permission) - currently used for livestock housing and pasture with a yard/hardstanding. The outbuildings currently provide the following floor space: traditional stone/asbestos or fibre cement roofing - overall dimensions 23.0 x 11m = 257m² (2770 ft²). 2 interconnecting steel portal framed non insulated fibre cement roofed open/concrete block and stone side walls.

Building 1 556sq meters (5992sq. ft)

Building 2 758m² (8160sq. ft)

Average eaves heights 4.2m 13.7ft. Heights to apex 7.0m 23ft.

SERVICES

Mains electricity and drainage connected, water currently from spring supply but mains connection will be provided. Oil fired central heating.

Right of Way - over current farm road to be maintained during adjoining residential estate development.

Offers invited - The whole is in excess of £800,000.

Site plan shows overall cartlidge of lots one and two edged in red.

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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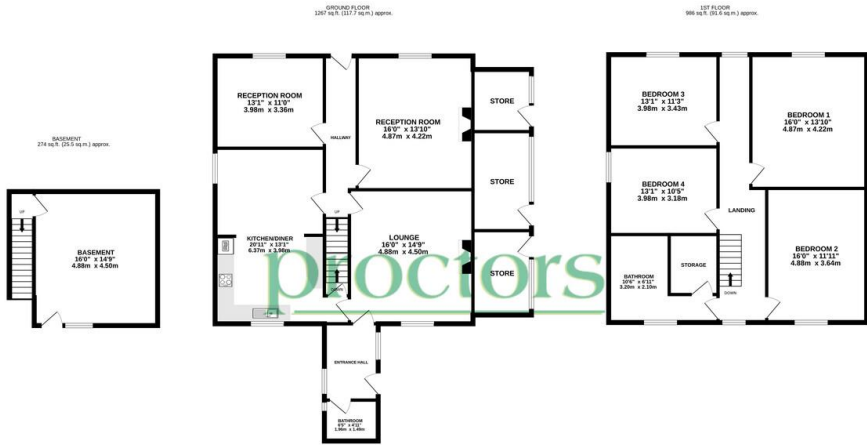
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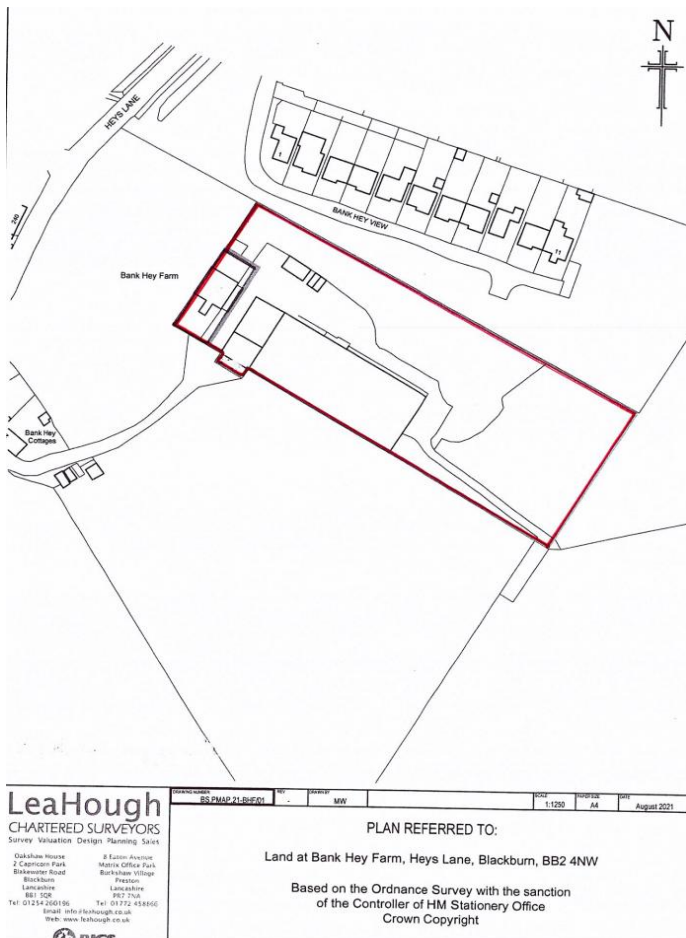


TOTAL FLOOR AREA: 2527 sq.ft. (234.8 sq.m.) approx.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		