



Sykes Barn

£375,000

Guide Price

Sykes Barn, Longsight Road,
Copster Green, Blackburn, BB1 9ER





FOR SALE

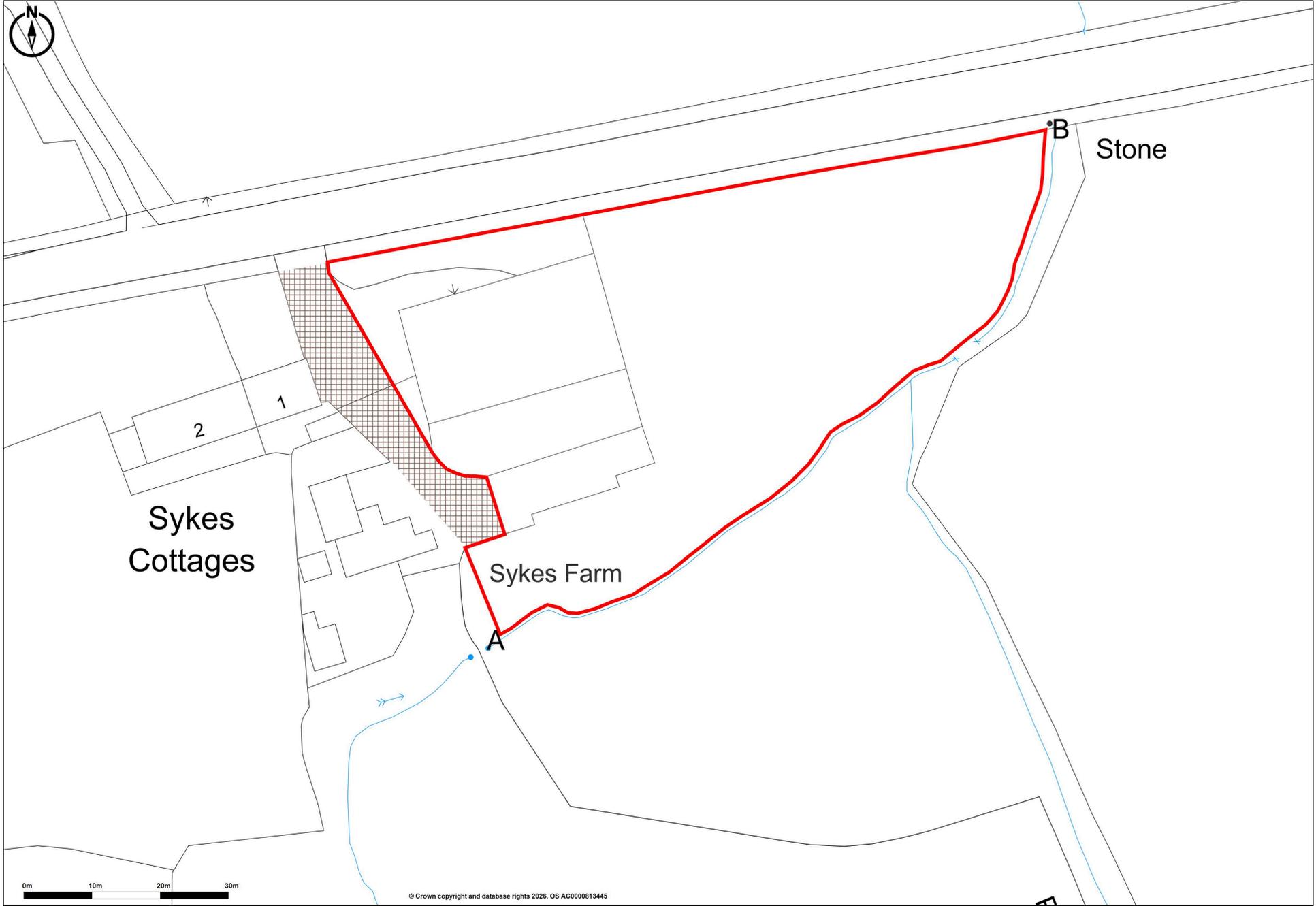
PROPERTY TYPE

🏠 Barn with Planning Permission for two dwellings

Key features

- Substantial detached traditional stone barn with planning permission granted on 7 August 2025 (Ref: 3/2025/0266), subject to the discharge of conditions.
- Consent approved for conversion into two high-quality contemporary residential dwellings, designed to retain the character of the original building.
- The scheme provides for a spacious four-bedroom home (Plot 1) and an impressive five-bedroom home (Plot 2), offering generous and flexible accommodation.
- Located to the east of Copster Green in the Ribble Valley, enjoying a peaceful village environment with excellent commuter links to Preston, Blackburn and beyond.





A59 LONGSIGHT ROAD



Site access

Existing hedgerow

House 1

House 2

Sykes Barn

Courtyard garden 1

Courtyard garden 2

Garaging & storage

Parking and turning area

Agricultural grazing land owned by applicant

Ground source heat pump

Front driveway of 1 Sykes Cottages

Shared access

Rear gardens

Driveway for Sykes Farm

Sykes Farm

Rear garden of Sykes Farm

Package Treatment Plant

Brook

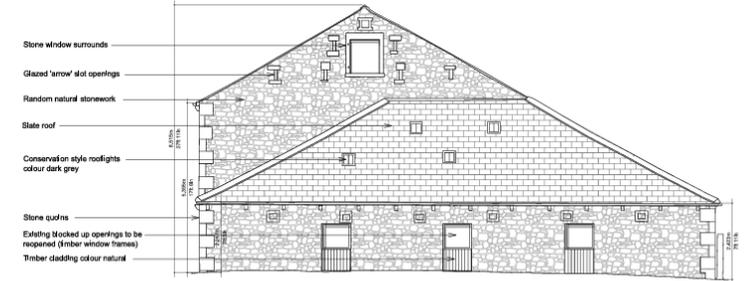
Agricultural grazing land owned by applicant

Soakaway

Elevation Plans



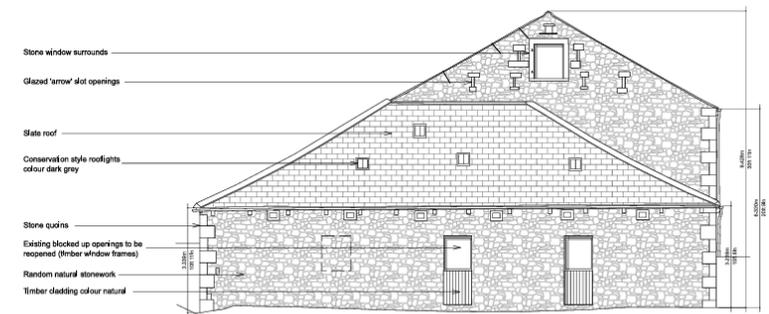
Proposed North Elevation
Scale 1:100



Proposed West Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100

Description

Skyles Barn is a substantial and attractive traditional stone building, prominently positioned fronting the roadside and set against open countryside. Constructed in 1904, as confirmed by the original datestone. Mature hedging defines the frontage, with open fields beyond enhancing the rural setting.

The approved planning consent has been thoughtfully designed to maximise the barn's original features, including the reinstatement of historic openings and the creation of attractive courtyard-style gardens within the former farmyard. The proposed conversion carefully balances character and contemporary living, with open-plan kitchen and living spaces, practical utility rooms and a layout that blends traditional vernacular detailing with modern comfort.

The barn is located to the east of Copster Green, a highly regarded village near Langho in the heart of the Ribble Valley. The village enjoys a semi-rural setting while offering excellent connectivity. Langho is approximately 1 mile away with a railway station providing direct services to Blackburn and Manchester. Clitheroe lies around 7 miles to the north, Blackburn approximately 6 miles to the south, Preston around 14 miles away and Manchester approximately 30 miles, making the location ideal for both rural living and commuting.

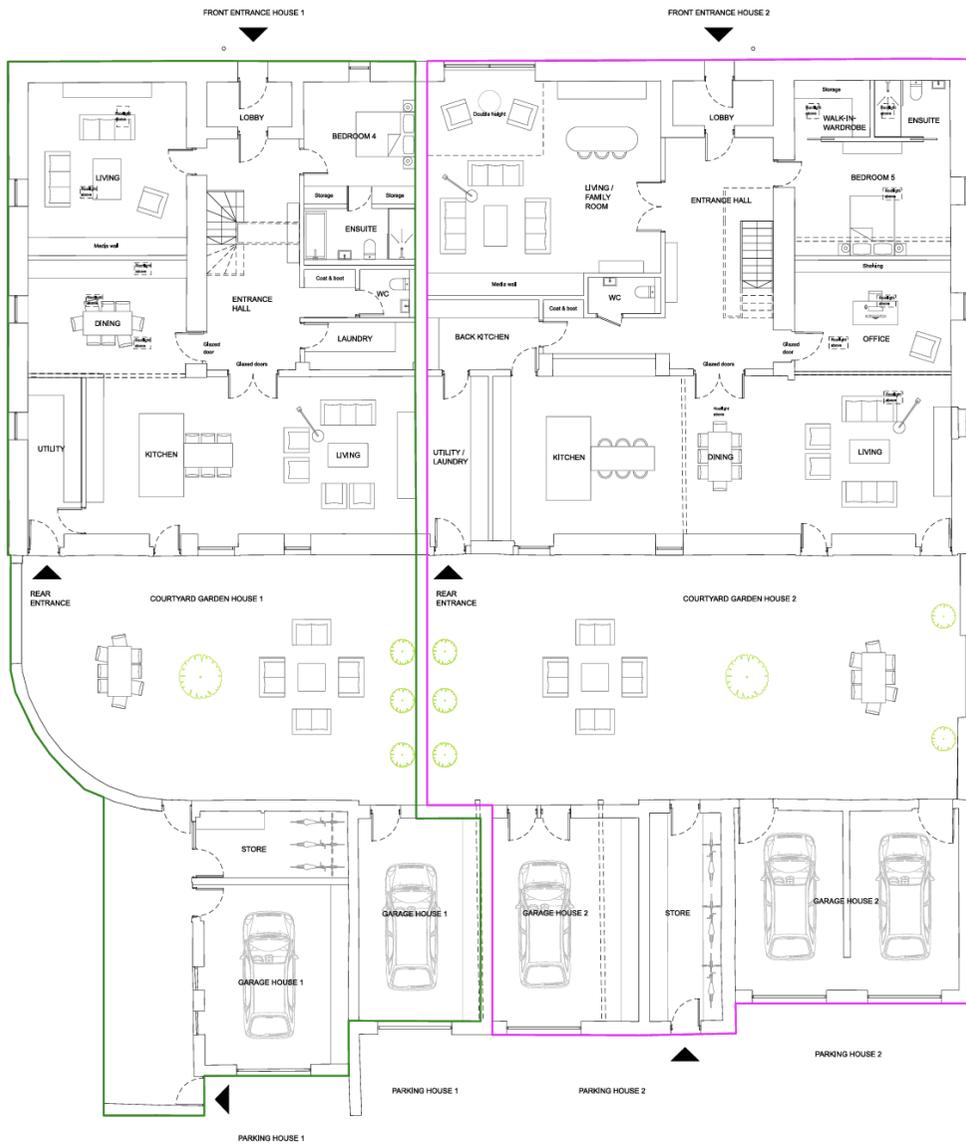
Copster Green itself is well known for its village atmosphere, popular public house, local amenities and attractive countryside walks.

The approved plans provide for the conversion of the barn into two substantial contemporary dwellings, each thoughtfully arranged over two floors and centred around private courtyard gardens.

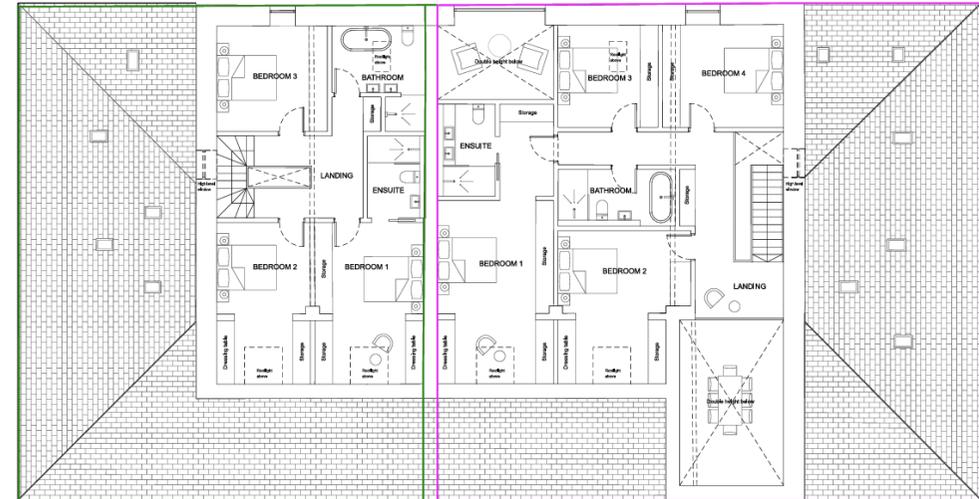
On the ground floor, both homes are designed for modern family living, with generous entrance halls leading to a range of flexible reception spaces. The layouts include spacious living rooms, separate dining areas and large open-plan kitchens, complemented by utility/laundry rooms and ground-floor WCs. Each property also benefits from a ground-floor bedroom with en-suite facilities, ideal for guests or multigenerational living. Glazed doors open onto private courtyard gardens, creating a strong connection between indoor and outdoor space. Garaging and associated storage are positioned conveniently adjacent to each dwelling.

The first floor provides well-balanced bedroom accommodation. Plot 1 offers four bedrooms, while Plot 2 provides five bedrooms, including impressive principal bedroom suites with en-suite bathrooms and dressing areas. Additional bedrooms are served by high-quality family bathrooms, with the layouts designed to maximise privacy, natural light and generous proportions throughout.

Overall, the plans deliver two high-quality homes that successfully blend the character of the original stone barn with contemporary, well-considered living spaces.



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Access, Easements and Wayleaves: The property 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.

A right of access will be granted for vehicle use over the area hatched brown on the plan. The responsibility of the maintenance of the access road will be split 25% to the existing users and 75% for the two properties under the Sykes Barn planning permission.

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. The Purchasers will have to erect a new stockproof fence between points A and B within three months of the completion and them and their successors in title will remain responsible for maintaining a stock proof fence adjoining the vendors retained land.

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

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 or farm buildings. It is advised that the farm buildings are redundant and should not be entered.

Local Authority: Ribble Valley Borough Council, Church Walk, Clitheroe, Lancashire, BB7 2RA. 01200 425111

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

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: Application number 3/2025/0266 for full consent. Proposed conversion of barn and outbuilding to two no. dwellings with associated landscaping, parking, garaging and private amenity spaces and the widening of existing access. The application is available to view on Ribble Valley Borough Councils website https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0266

Professional Services: Please do not contact any of the professionals who have prepared documents for the planning application unless prior permission is granted by Ingham & Yorke LLP beforehand.

Restrictive Covenant: Changes to approved plans/designs require the vendor's written consent, as per the sale contract.

Services: The property benefits from mains electricity. Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

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

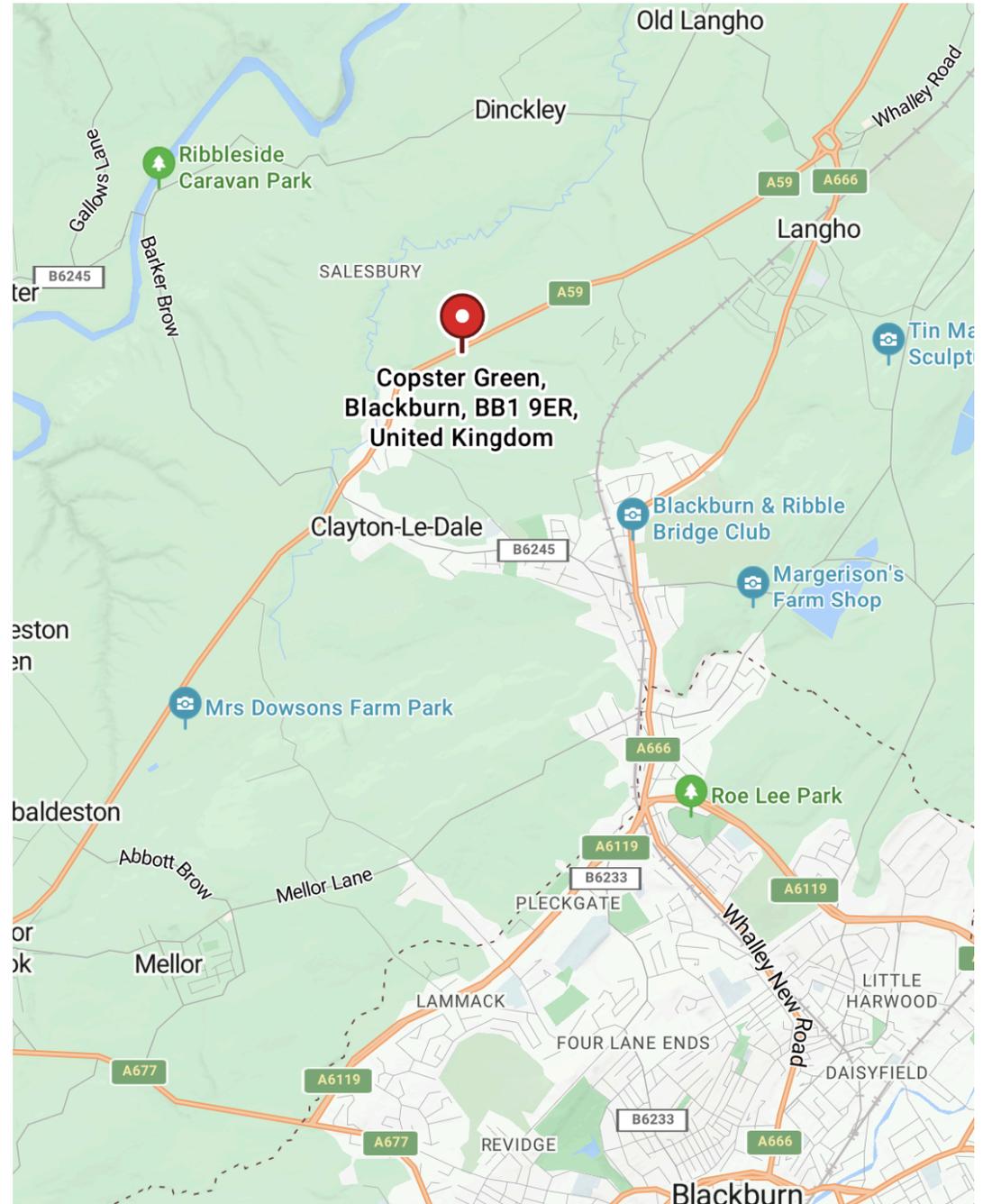
Directions

What3words

headset.deflated.example



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