



Blacklaw Farm

£1,000,000

Guide Price

Blacklaw Farm, Wilpshire Road,
Rishton, Lancashire, BB1 4AD





FOR SALE

PROPERTY TYPE

🏠 Farm with 38 acres with the addition of planning permission for 4 dwellings

Key features

- An exceptional opportunity to acquire a traditional Lancashire farmhouse, stone barns and surrounding land with planning permission for the creation of four bespoke family homes.
- Occupying a private and idyllic countryside setting with excellent access to nearby towns, the motorway network and the picturesque Ribble Valley.
- Carefully designed to preserve the historic character of the existing farmstead while delivering spacious, contemporary homes with a strong emphasis on sustainability and modern living.
- A unique residential development opportunity in an attractive rural location with planning permission granted by Hyndburn Borough Council (Ref. 11/25/0517).





Description

Set within an attractive rural setting on the edge of Rishton, Blacklaw Farm offers a rare opportunity to acquire a traditional Lancashire farmhouse with attached stone barns benefiting from planning permission, subject the condition being discharge. Application reference 11/25/0517 Hyndburn Borough Council granted on 3rd August 2026.

The land wraps around the property and includes an area of hardstanding where a former livestock building once stood. The holding offers flexibility for a range of uses including grazing livestock, pony paddocks or participation in environmental land management schemes.



The approved scheme reimagines the existing farmhouse and barns as a collection of four bespoke three-bedroom homes, carefully blending traditional rural character with high-quality contemporary design and sustainable living.

Blacklaw Farm occupies a private position accessed via a private lane from Wilpshire Road, surrounded by open countryside and farmland. The site enjoys a peaceful and secluded setting while remaining conveniently located for nearby towns and amenities.

The proposed development retains and enhances the existing farmstead, preserving the historic form of the buildings while introducing carefully considered contemporary elements. The result is an elegant cluster of homes that sit naturally within the landscape, each offering well-proportioned accommodation, private gardens, dedicated parking and landscaped surroundings.

Architecturally, the homes draw inspiration from traditional agricultural buildings, incorporating natural stonework, slate-style roofing and timber detailing. Contemporary design elements introduce light-filled interiors, with larger openings to the rear framing views across the surrounding countryside while maintaining a traditional rural frontage.

Sustainability is central to the design approach. Each home is intended to incorporate a fabric-first construction, complemented by modern energy-efficient technologies including integrated solar roof systems, ground source heat pumps, high-performance insulation, EV charging points and rainwater harvesting.

Blacklaw Farm enjoys a peaceful countryside position surrounded by open agricultural land and far-reaching views across the Lancashire landscape. Set well back from neighbouring roads, the property benefits from a high degree of privacy while still offering convenient access to nearby towns. Public footpaths in the surrounding countryside provide excellent opportunities for walking and outdoor recreation.

Rishton, within the borough of Hyndburn, provides a range of everyday amenities including local shops, supermarkets, schools, cafés and public houses. Nearby Wilpshire and Ramsgrave offer additional services and convenient rail connections.

For commuters, Rishton railway station provides regular services to Blackburn, Burnley and Preston, while Wilpshire station offers direct connections to Manchester. The M65 motorway is easily accessible, connecting to the wider motorway network including the M6. The nearby Ribble Valley, renowned for its picturesque countryside, villages and outdoor pursuits, further enhances the appeal of this well-connected rural location.



BOROUGH OF HYNDBURN
HOME OF THE ACCRINGTON PALS

Planning & Transportation
Planning
Scaitcliffe House
Ormerod Street
Accrington
BB5 0PF

Planning Permission

Town and Country Planning Act 1990

Applicant:

Dunkenhalgh Estate
c/o Ingham and Yorke
Huntroyde Estate Office,
Padiham,
Lancashire,
BB12 7QX

Agent:

Zara Moon Architects
Unit 38 Manor Court
Salesbury Hall Road
Ribchester
PR3 3XR

Part I - Particulars of application:

Date of Application:

22/04/2026

Application No:

11/25/0517

Particulars and Location of Development:

Full: The proposal includes various elevation changes to the existing dwelling; the conversion and extension of 2 attached barns to create 3 new dwellings with associated landscaping, parking and gardens.

Blacklaw Farm, Wilpshire Road, Rishton, Lancashire, BB1 4AD

Decision Date:

03 August 2026

Part II - Particulars of Decision:

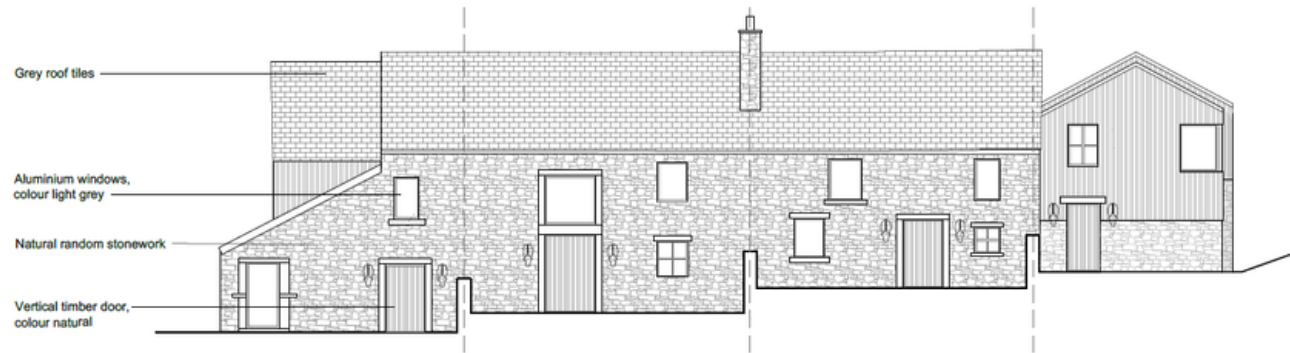
HYNDBURN BOROUGH COUNCIL

hereby give notice in pursuance of the provisions of the Town & Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in part 1 hereof in accordance with the application and plans submitted subject to the conditions and reasons set out below:

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended).

Elevation Plans



Proposed North-West Elevation
Scale 1:100



Proposed South-West Elevation
Scale 1:100



Proposed South-East Elevation
Scale 1:100



Proposed North-East Elevation
Scale 1:100

Proposed Dwellings

The comprises four individually designed homes, offering contemporary open-plan living combined with well-proportioned bedroom accommodation. The properties have been thoughtfully designed to maximise natural light and provide practical, modern family homes.

Dwelling 1

Offering well-balanced accommodation across three floors. The ground floor features an open-plan kitchen with island, dining area and living space, together with a convenient cloakroom. The first floor provides two bedrooms and a family bathroom, while the second floor is dedicated to an impressive principal bedroom suite with walk-in wardrobe and en-suite, creating a private upper-level retreat.

Dwelling 2

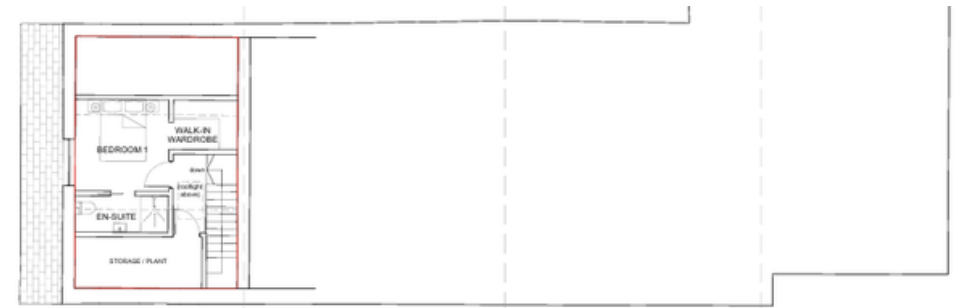
Provides spacious open-plan living on the ground floor, incorporating a kitchen with island, dining and living area, along with a pantry, utility/plant room and cloakroom. The first floor offers three bedrooms, including a principal bedroom with en-suite, together with a family bathroom, providing flexible accommodation for modern family living.

Dwelling 3

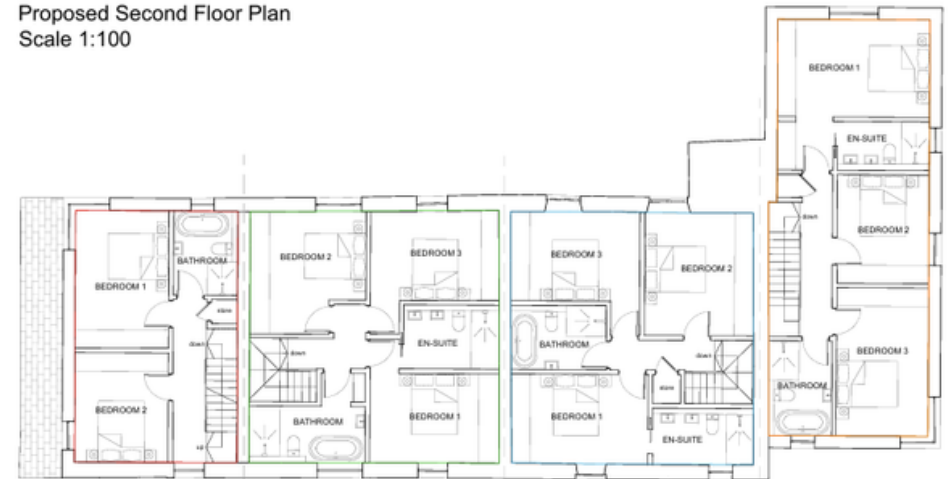
Similar to the other dwellings arranged with a generous open-plan kitchen, dining and living area at ground floor level, complemented by a pantry, utility/plant room and cloakroom. The first floor provides three bedrooms, including a principal bedroom with en-suite, together with a family bathroom, creating comfortable and practical accommodation.

Dwelling 4

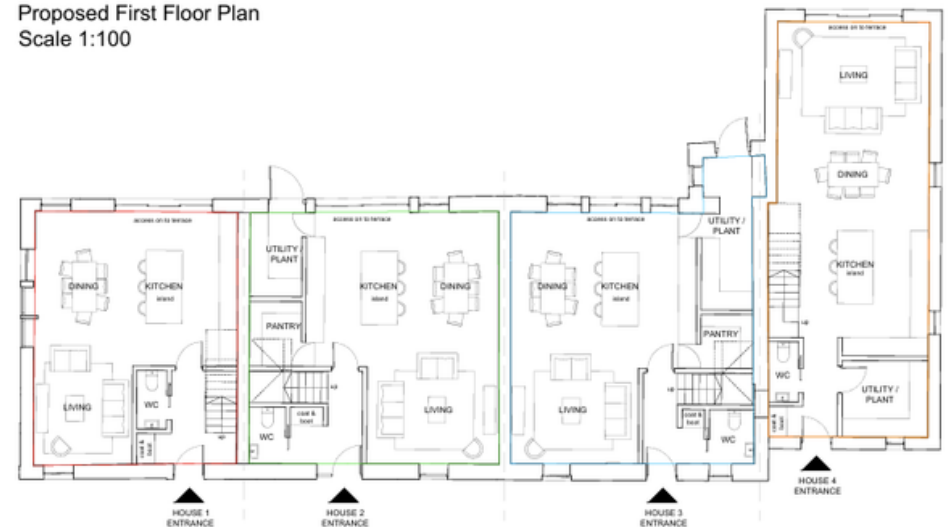
Dwelling 4 offers particularly spacious accommodation with an open-plan kitchen, dining and living area forming the heart of the home, alongside a utility/plant room and cloakroom on the ground floor. The first floor provides three bedrooms, including a principal bedroom with en-suite, together with a family bathroom.



Proposed Second Floor Plan
Scale 1:100

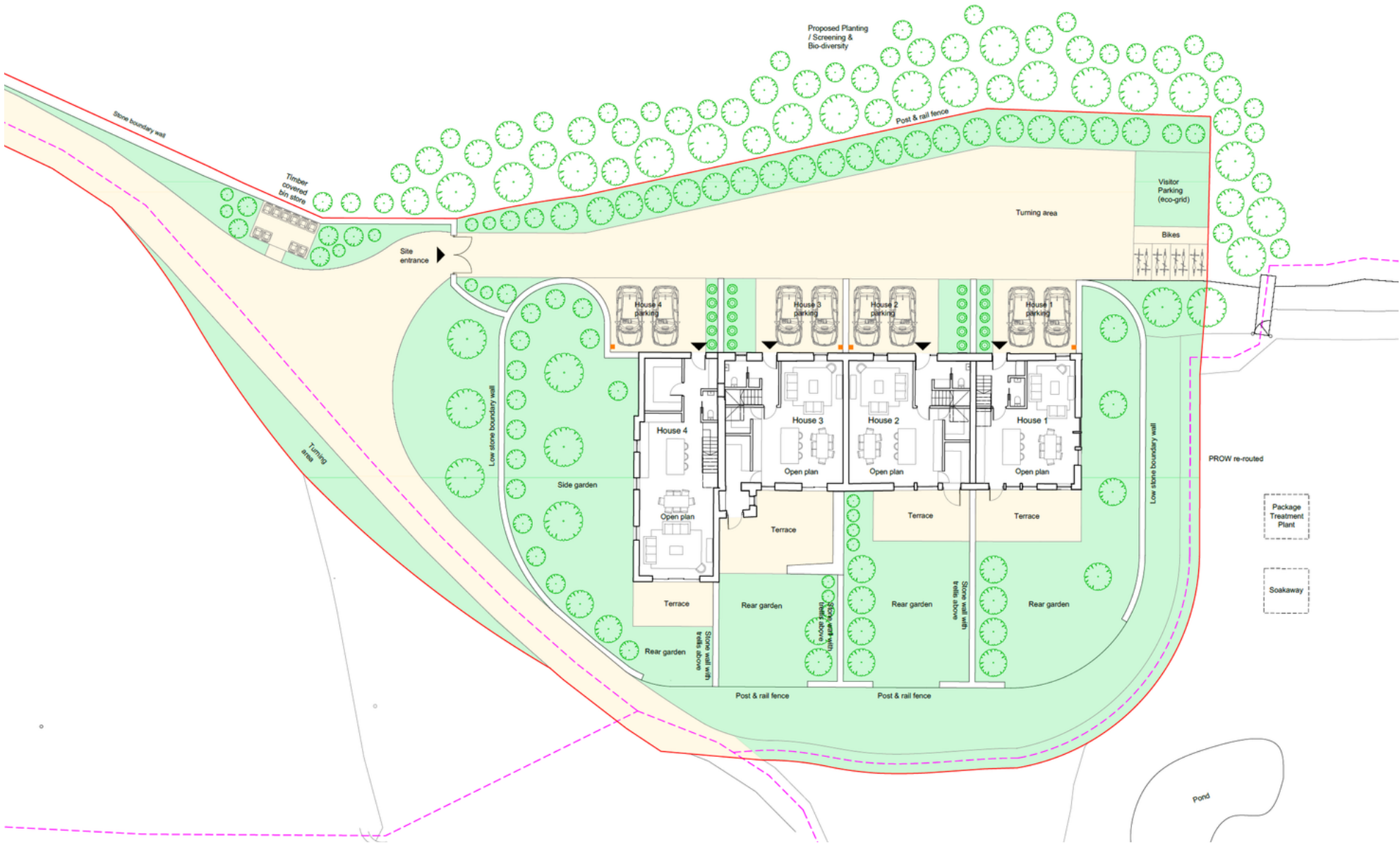


Proposed First Floor Plan
Scale 1:100



Proposed Ground Floor Plan
Scale 1:100

Site Layout



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.

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.

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

Council Tax: The property is currently in Band C.

Costs: Each party to cover their own costs.

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: Hyndburn Borough Council, Scaitcliffe House, Ormerod Street, Accrington, BB5 0PF. Tel: 01254 388111

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 Monday 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.

Overage: Black Law Farm is for sale as a whole subject to an Overage Provision. The Overage Provision will remain in place for a period of 20-years from the date of completion. The Overage Provision will provide that in the event of any additional properties or any other development (as defined by the Town & Country Planning Act 1990) during the 20 year period, the purchasers (or their successors in title) shall be liable to pay the vendors (or their successors in title) a sum equivalent to 25% of any increase in value occurring as a result of any change of use and/or development. Any overage payable under the Overage Provisions would be payable on the earlier of the implementation of any planning permission or change of use or the disposal of the property with the benefit of any planning permission.

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 11/25/0517 all documents can be found online on the Planning Portal. The proposal includes various elevation changes to the existing dwelling; the conversion and extension of 2 attached barns to create 3 new dwellings with associated landscaping, parking and gardens.

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.

Services: The property benefits from mains electricity and water. 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. The planning application has details for the new treatment plant and heating system for the property.

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

Subject to Contract

Pictures taken 2025

Directions

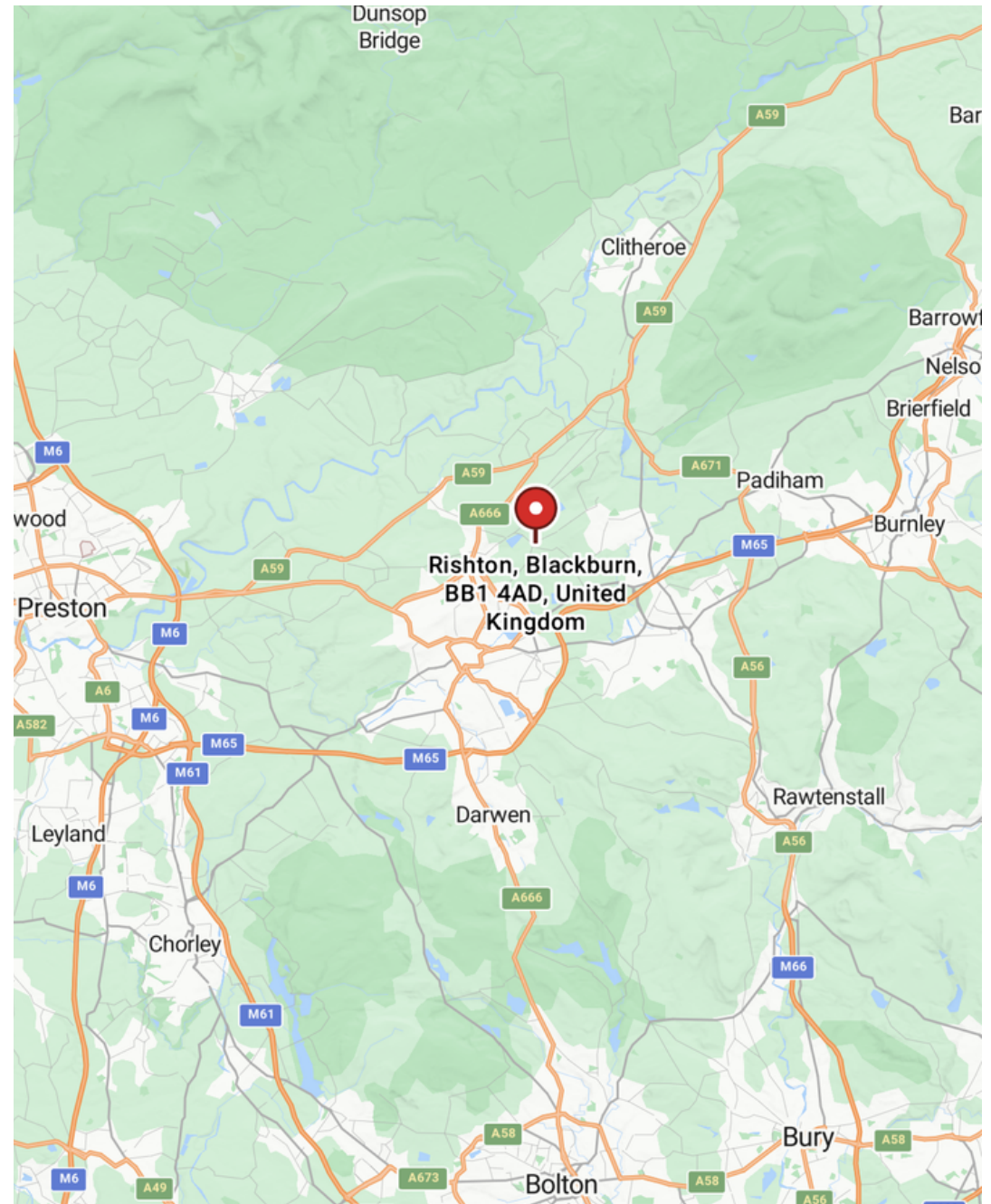
What3words

hike.stands.jump



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