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Wanless Water Barn Red Lane Colne BB8 7JP

A substantial detached stone barn with later brick built lean-to extension, pending a decision on a full planning application for conversion to form a spacious four bedroom dwelling. The property includes a range of buildings and land extending to approximately 21.37 acres, perfect for those with equestrian, hobby farming or conservation interests.

Peaceful rural backwater setting off Red Lane, within easy reach of Barrowford, Colne and the M65 motorway.

An additional 6.45 acres of land is available separately.

Guide Price £425,000

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• Barrowford 1.5 miles • Colne (M65) 2.5 miles • Skipton 13 miles • Blackburn 17 miles • Manchester 33 miles

Location

Wanless Water Barn enjoys a rural position on the northern edge of the resurgent town of Colne being accessed via a private lane from Red Lane. Colne provides a comprehensive range of services including supermarkets, independent shops, bars and eateries. There are various pre-schools, primary and secondary schools including Colne Grammar with Cedar Lodge also being in the catchment for the Skipton and Clitheroe schools. There are excellent transport links by both rail and road with the M65 providing connections to the wider motorway network.

Description

This attractive traditional stone barn enjoys a peaceful backwater position off Red Lane being accessed via a private shared lane over the Leeds & Liverpool Canal.

The building is full of character including the original main barn opening, stone steps and later lean-to extension of brick construction, all of which have been cleverly retained and incorporated as part of the proposed conversion scheme.

Across the yard from the main barn is a former stable/loose box building and an adjoining brick built store, beyond which is a larger detached farm building, all of which are to be retained as part of the proposed scheme.

Beyond the yard and buildings is a productive black of meadow and pasture extending to approximately 8.65 hectares (21.37 acres), which will be of appeal to those with hobby farming, equestrian and conservation interests.

A sympathetic scheme prepared by the planning and development team at David Hill LLP proposing the conversion of the barn to a single dwelling was submitted to Pendle Borough Council under Application Reference: 26/0031/FUL.

The planning application was validated by the local authority on the 16 January 2026. Additional supporting information and detail has subsequently been provided and a decision is now pending.

The proposed scheme provides the following accommodation.

Ground Floor: Entrance Hall, Cloak/w.c, Playroom, Open Plan Breakfast Kitchen/Dining/Snug, Utility, Living Room, Bedroom 1 (en suite & dressing room).

First Floor: Landing, Three Double Bedrooms, Bathroom, Office.

Total approximate gross internal floor area - 260m² (2798 sq ft)

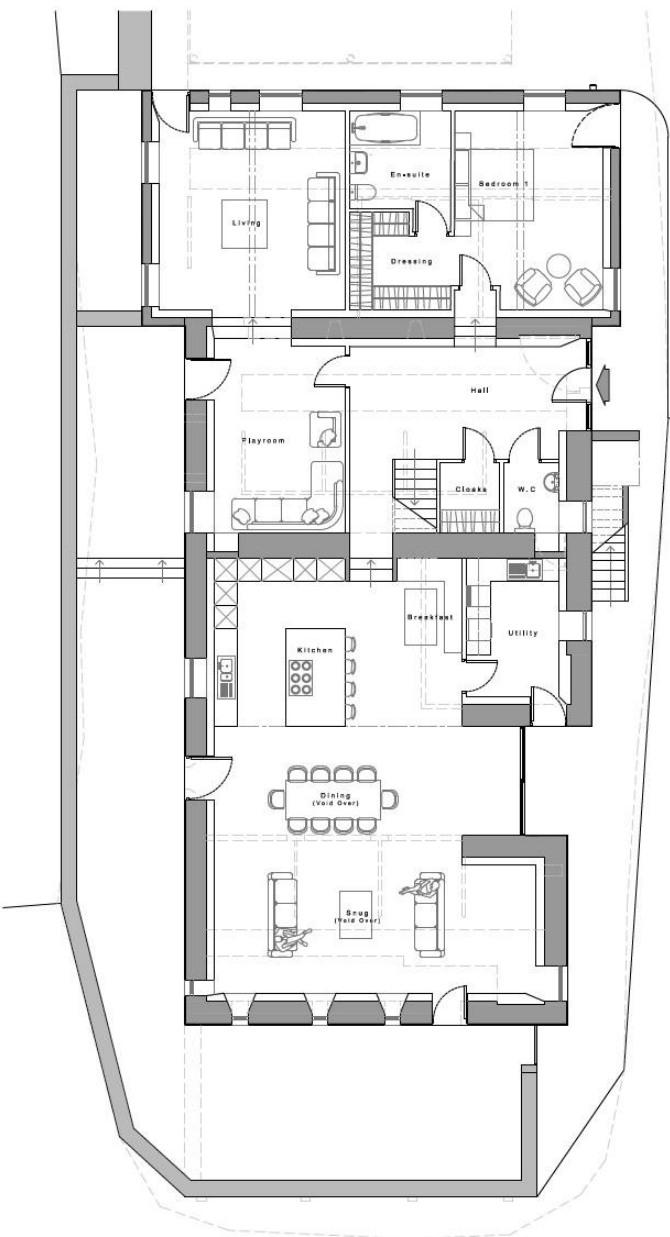
Additional Property

Across the canal is a further field extending to about 2.61 hectares (6.45 acres) shown edged blue on the plan. The field is accessed directly from Red Lane and is available for sale by separate negotiation.

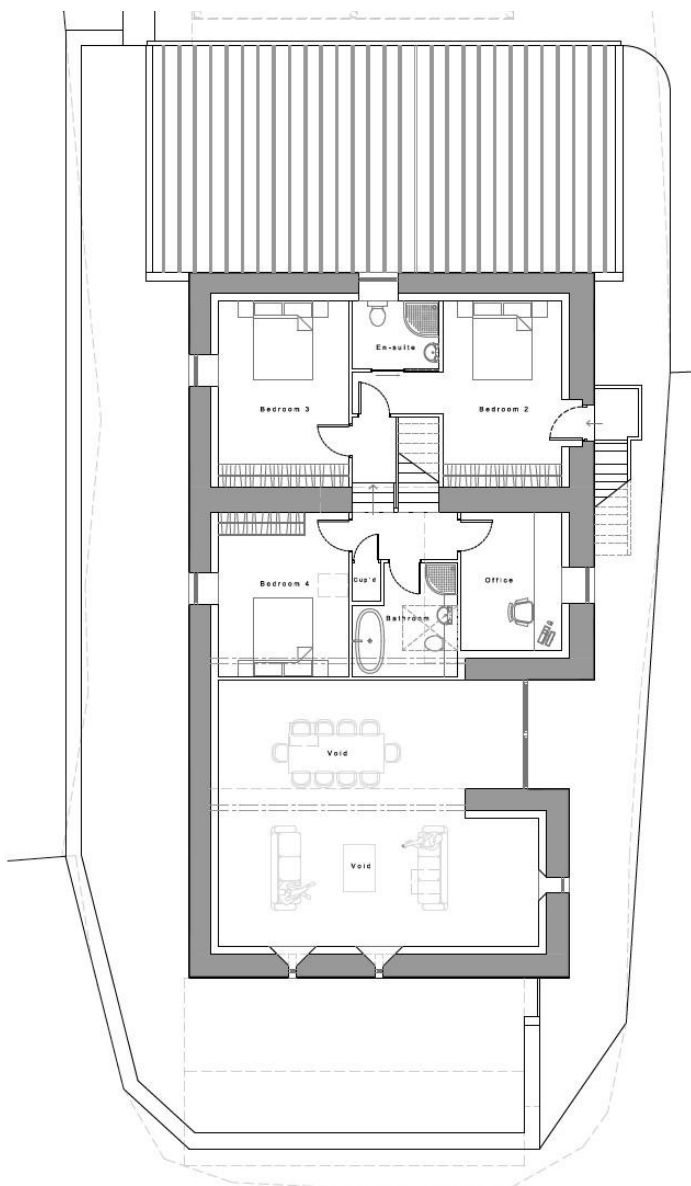
Across the yard from the stone barn is Wanless Water Farm , a three bedroom detached dwelling with gardens and land extending to approximately 4.50 hectares (11.11 acres) including about 1000 meters of moorings on the Leeds Liverpool canal. This property is also currently for sale through David Hill LLP with full details available on request.



Approved Ground Floor Layout



Approved First Floor Layout





Services

There are no services connected to the property.
The property will have the right to connect into the private water supply.

Tenure

Freehold.

Viewings

Strictly by appointment with the selling agents.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From Skipton head west on the A59 taking the first exit at the Broughton roundabout onto the A56 signed to Colne. Continue through Thornton in Craven, Earby, Sough, Kelbrook and Foulridge turning right onto Longroyd Road after leaving Foulridge. At the roundabout take the third exit onto Red Lane and go straight across at the next roundabout. Continue for about 1.75km turning right down the private lane continuing over the canal bridge and bearing round to the right into the yard where the barn is on the left, . A David Hill ‘For Sale’ sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ info@david-hill.co.uk

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