



Chapel Croft Farm & Barn

Slaidburn Road | Newton In Bowland | Clitheroe | Lancashire | BB7 3DL



Chapel Croft Farm & Barn

For Sale By Informal Sealed Tender

Lot 1 £480,000 Guide Price

Lot 2 £100,000 Guide Price

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A unique opportunity to purchase a traditional farmhouse with adjacent detached stock barn and surrounding land in the Hodder Valley. The farm comprises a two storey detached farmhouse with various attachments constructed of stonework with slate roof supported on timber, the property requires significant renovation throughout.

The barn is constructed of stonework with slate roof and is suitable for conversion to a single detached property subject to the necessary planning permissions and building consents.

The property is situated in an elevated rural position with spectacular long-distance views to the Hodder valley and fells beyond.

Chapel Croft Farm & Barn is set in approximately 11 acres of land with additional adjacent land extending to approximately 12.4 acres.

LOT 1: Chapel Croft Farm & Barn with approximately 11 acres of land: Guide Price £480,000.

LOT 2: Adjacent land extending to approximately 12.4 acres: Guide Price £100,000.

Tender sale

This property is being offered for sale by informal sealed tender, prospective buyers are invited to view the property and submit offers for Lots 1 & 2 either jointly or separately.

Particulars of sale

Lot 1

Chapel Croft Farmhouse

Construction

Stone with external rendering, pitched blue slate roof supported on timber.

Accommodation Comprising

Ground Floor

Kitchen

Upvc double glazed window, range of fitted base and wall units with work surfaces single drainer stainless steel sink with mixer tap. Built in 'Belling' ceramic hob with hood. Multi fuel cast iron stove on raised hearth with timber surround. Double glazed window to rear elevation, original truss beamed ceiling.

Sitting Room

Double glazed upvc window with stone mullions and timber window seat. Double glazed sash window to rear elevation, open grate fire with tile surround and hearth. Original timber beamed ceiling, under stairs storage cupboard, fitted shelving to alcoves.

Open Pantry

Small single glazed stone mullioned window to rear elevation, fitted work surfaces, timber beamed ceiling.

Bathroom

Three piece suite comprising panel bath, pedestal wash hand basin, low level w.c,

single glazed timber window to front elevation, majority ceramic tiled walls, plumbed for washing machine.

First Floor

Staircase

Return staircase with traditional handrail and balustrade.

Landing

Timber double glazed window to rear elevation.

Bedroom One

Double glazed window to front elevation, fitted wardrobes, original cast iron fireplace.

Bedroom Two

Double glazed upvc window to front elevation, original chimney breast, fitted wardrobes.

Bedroom Three

Double glazed upvc window to front elevation.

Adjacent Stock Building

Constructed to the east elevation of the main house is a two storey stock building with first floor hay storage, doorways to front and gable elevations, two window openings to rear elevation, one window opening to gable elevation.

Garage/Workshop

Adjacent to the stock barn is a block boarded, lean-to garage facility with light and power installed.

Store Building

Attached the garage/workshop is a pre-cast concrete log storage with corrugated tin roof.

Store Room

To the east elevation is a small stone slate store room which is derelict.

Barn

Detached stone barn with rendering to gable elevation suitable for conversion to a single detached dwelling subject to the necessary planning permissions and building regulations.

Land

Two good size pasture fields adjoining the farmstead, one with road frontage, extending to 11.07 acres, or thereabouts.

Lot 2

Land

A block of high quality meadow land within a ring fence with access directly onto Slaidburn Road extending to 12.447 acres, or thereabouts. The land is situated in the corner of the junction of the Cow Ark and Slaidburn Roads

External

The property is approached from the main road through a traditional five bar gate to an open concrete parking and turning area.

Fencing

The purchaser is responsible for the fencing liabilities on the lots purchased.

Tenure

Freehold with vacant possession upon completion.

Services

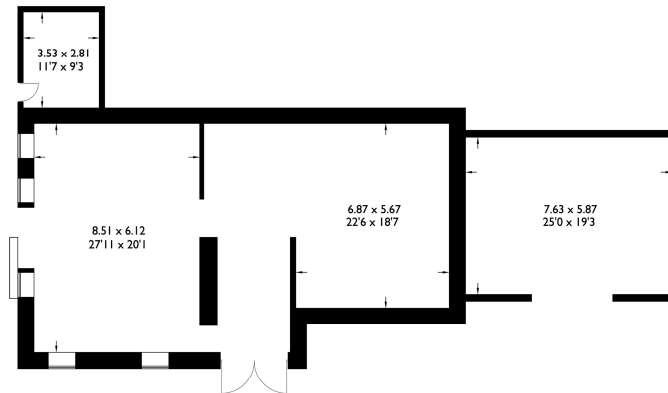
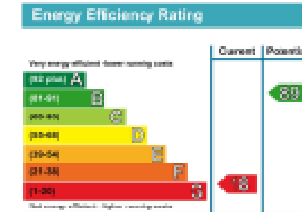
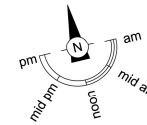
Mains electricity, sewerage to septic tank.

Water supply: It is a requirement of the sale that the purchaser of Lot 1 will install, at their own cost, a borehole water supply for the benefit of Lot 1 and their own use only. The water supply to the trough on Lot 2 is via the Knowlemere Estate supply and a re-charge for water consumed will be made.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

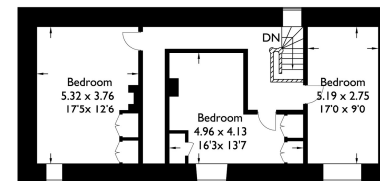
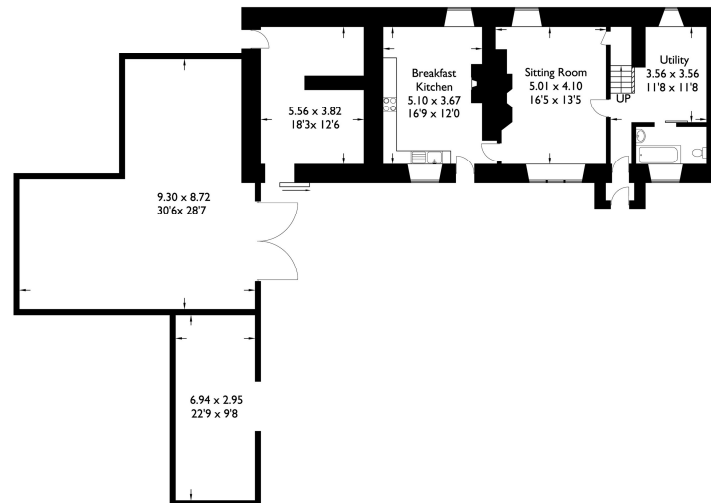
Chapel Croft Farm

Approximate Gross Internal Area : 233.99 sq m / 2518.64 sq ft
 Barn : 180.67 sq m / 1944.71 sq ft
 Total : 414.66 sq m / 4463.36 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

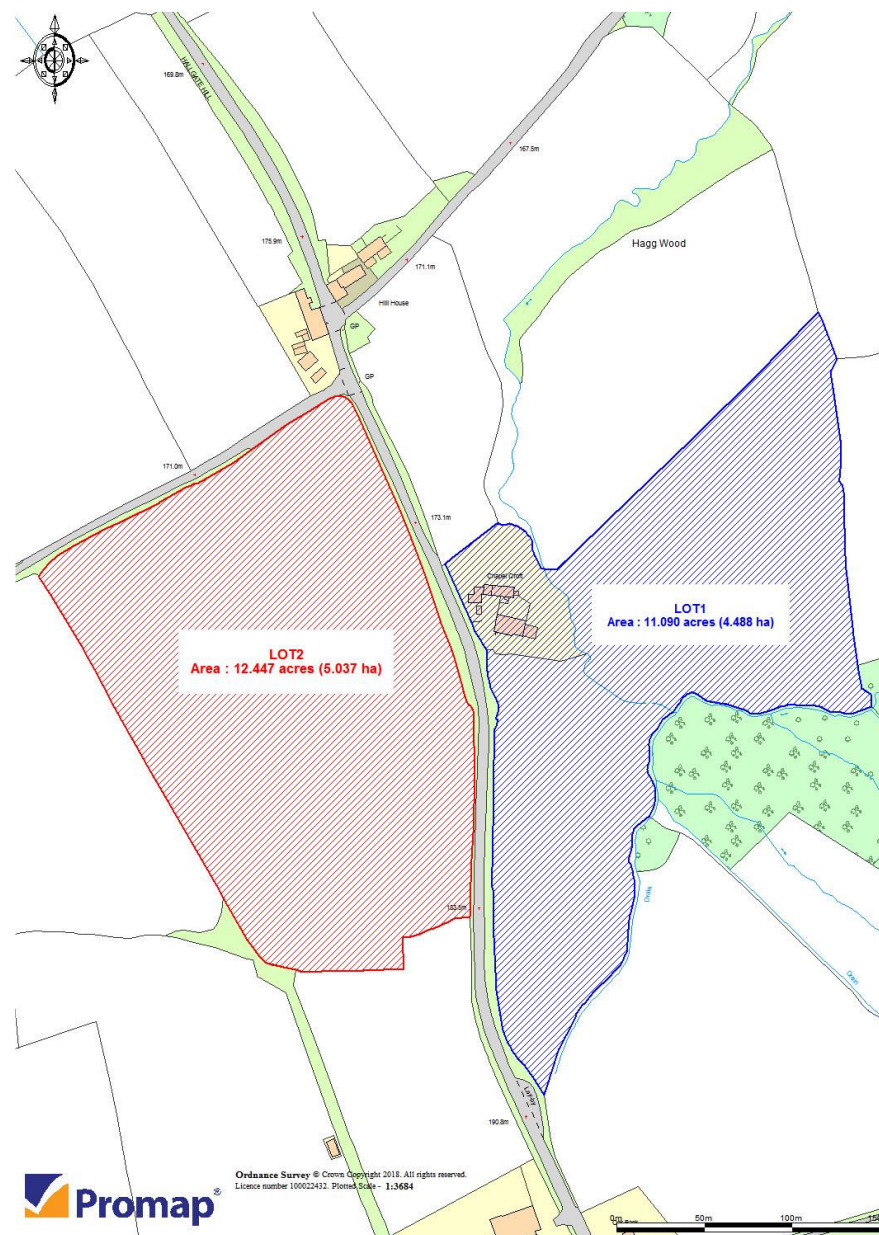
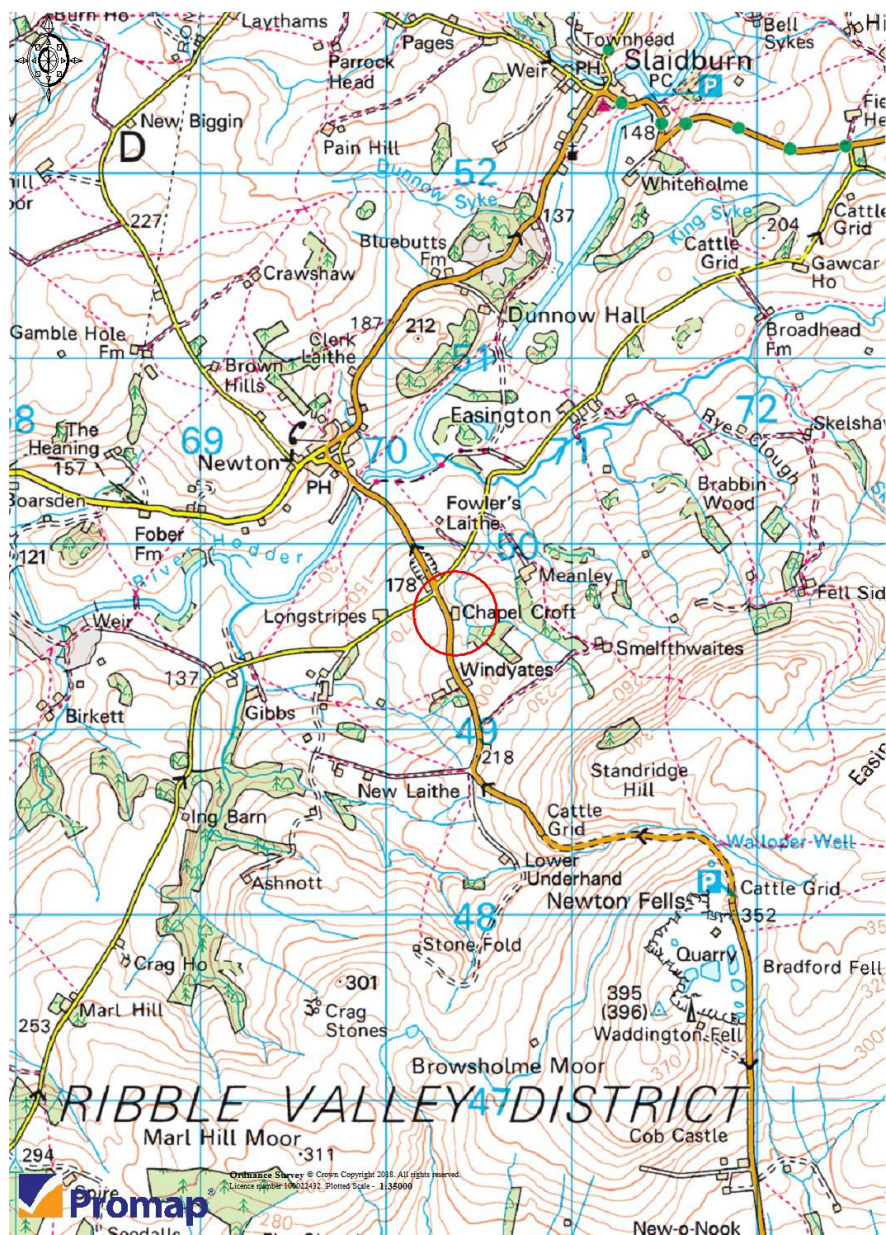
Barn Ground Floor



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Ground Floor

First Floor







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