



**Copy Nook Farm**  
**Salterforth**



# Copy Nook Farm

Old Lane, Salterforth, Barnoldswick, BB18 5SJ

**Guide Price: £565,000**

## DESCRIPTION

Located in an elevated position with far reaching views, Copy Nook Farm offers an exciting opportunity to purchase a small holding including a farmhouse, a variety of agricultural buildings and circa 16 acres (6.47 ha) of meadow and pasture land.

The farmhouse offers circa 1,555 sq ft (144.5 sqm) of residential accommodation over two floors and it has been extended into the attached barn at first floor only. The house currently comprises a side entrance hall/boot room plus a kitchen living room on the ground floor. On the first floor there is a landing, two large bedrooms and a house bathroom. Subject to any necessary planning approvals the property would benefit from modernisation and possible extension into the ground floor barn which would provide generous family accommodation. A variety of general purpose agricultural buildings are located adjacent to the farmhouse to the north and have been constructed to serve the land associated with the farmstead. The buildings include a small scale cubicle house, machinery store, animal housing and covered yard area.

The land at Copy Nook Farm, extending to circa 16 acres (6.47 ha), faces east and has been used for sheep and cattle grazing as well as the production of hay and silage. The fields are bounded with drystone walls which are in a good state of repair and access to the farm is via Old Lane, directly off the B6251 Manchester Road.

## SERVICES

The farmhouse benefits from mains electricity. Heating and hot water are provided from a solid fuel stove and water from a nearby spring supply. Waste from the farmhouse is to a cess pit. None of the services have been tested and interested parties should make their own enquiries as part of their due diligence.

## BASIC PAYMENT SCHEME & COUNTRYSIDE STEWARDSHIP SCHEMES

The land is registered with the Rural Payments Agency and the Vendor has claimed the BPS for 2023 scheme year and will retain all delinked payments. The land is not part of any Countryside Stewardship schemes.



## WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefit of all Easements, Wayleaves and Rights of Way whether mentioned in these particulars or not. There are public footpaths on and near the property and interested parties should familiarise themselves with their location and how they may affect their intended use of the land.

## SPORTING RIGHTS

All sporting rights are included as part of the sale of the property so far as they exist.

## COUNCIL TAX

Copy Nook Farm is in Band C with an annual payment to Pendle Borough Council of £2,111.41.

## LOCAL PLANNING AUTHORITY

Pendle Borough Council  
1 Market Street  
Nelson  
BB9 7LJ

## OFFERS AND ENQUIRIES

The property is available for sale by private treaty and the Vendor reserves the right to conclude the sale by any means deemed appropriate. To make an offer or for further information please contact David Claxton or Jeff Crabtree on 01756 692900 or by email;

[david.claxton@wbwsurveyors.co.uk](mailto:david.claxton@wbwsurveyors.co.uk)

[jeff.crabtree@wbwsurveyors.co.uk](mailto:jeff.crabtree@wbwsurveyors.co.uk)

## VIEWINGS

Viewings are strictly by appointment only. Please contact the WBW office to book an appointment to view the property.

## WHAT3WORDS

[///garden.crumples.crescendo](https://www.what3words.com/#!/garden.crumples.crescendo)

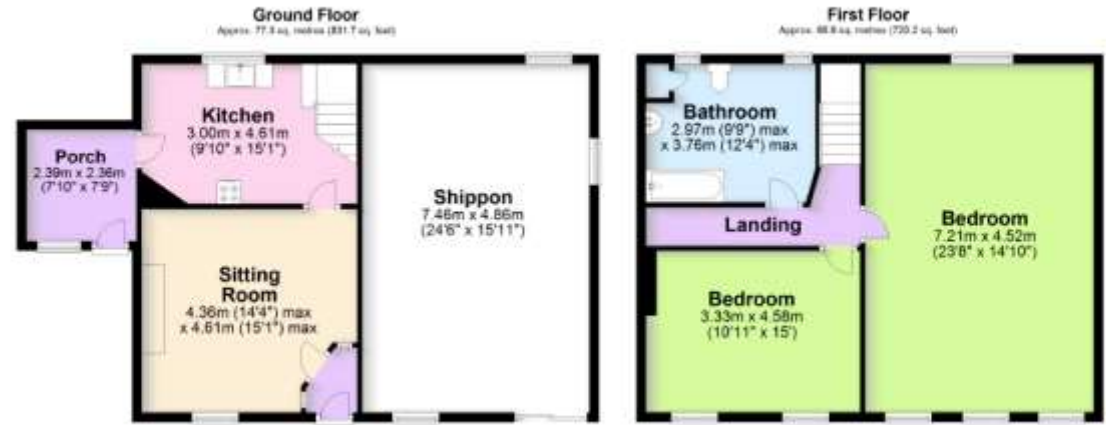
Details prepared: April 2024



Plan of the Land



Floor Plan and EPC



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.