

Houghton Farm
Todmorden Road, Briercliffe





Houghton Farm

Todmorden Road, Briercliffe
Burnley, Lancashire, BB10 3PW

**Guide Price: £1.35 million
for the whole**

- A productive livestock rearing farm set within a ring fence totalling approximately 95.85 acres (38.79 hectares).
- A generous traditional farmhouse that would now benefit from modernisation offering 196 sqm (2113 sqft) of residential accommodation over two floors.
- A versatile range of traditional and modern agricultural buildings located remotely to the farmhouse around a level hardstanding farmyard.
- 79.2 acres (32.05 hectares) of productive mixed pasture and meadow land.
- A substantial block of mature woodland and more recently planted copse totalling 16.65 acres (6.74 hectares).

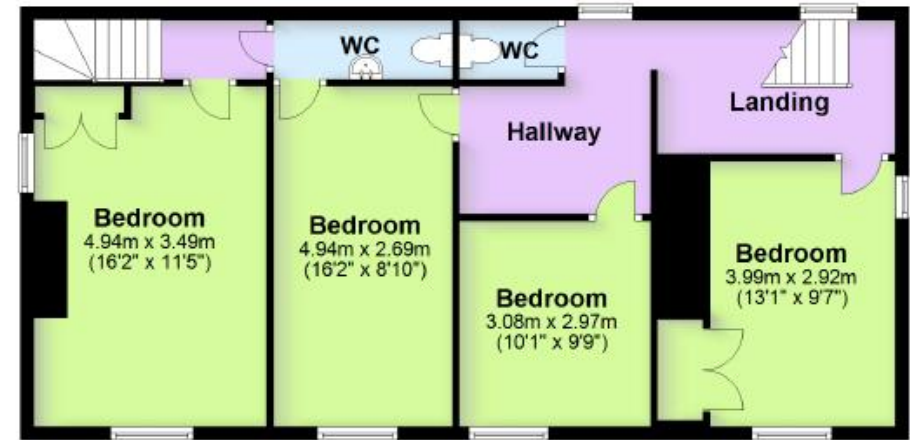
FLOOR PLAN & EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

Ground Floor
Approx. 122.1 sq. metres (1313.9 sq. feet)



First Floor
Approx. 76.3 sq. metres (821.5 sq. feet)



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

M65: Approx 5 miles

Burnley: Approx 4.5 miles

Clitheroe: Approx 14 miles

Manchester: Approx 35 miles

GENERAL DESCRIPTION

A fantastic opportunity to purchase a farm set within a ring fence. Delightful rural setting located off Todmorden Road, Houghton Farm is within close proximity to the Colne valley, larger local business centres and within reach of the M65.

THE FARMHOUSE

Located at the eastern boundary of the land, the farmhouse is accessed via a track leading from Todmorden Road. The farmhouse offers accommodation extending to circa 196 sqm (2113 sqft) over two floors. It has historically been split into two separate residences although there is access between the properties at first floor level. Heating is supplied from a solid fuel boiler located in one of the kitchens. The property would benefit from sympathetic modernisation.

SERVICES

The farmhouse has mains electricity and the farm buildings have a separate mains supply. There is mains water to the farm and waste water is to a septic tank. None of the services have been tested and interested parties should make their own enquiries as part of their due diligence.

THE FARM BUILDINGS

Handily located to the west of the farmhouse a good range of traditional and modern agricultural buildings centred around a level yard. Including a substantial stone barn which undoubtedly offers potential for development subject to planning approval. Further buildings include stabling, machinery and implement storage, a steel portal building including feed passage and cubicles, a concrete walled silage clamp and a weeping wall midden. Generally the buildings are in a good condition and have until

recently housed cattle and other livestock as part of the farming enterprise.

OVERAGE

The farmyard buildings will be subject to a residential overage clause in relation to future residential change of use that will entitle the Vendor and their successors to 50% of any uplift in value generated by the grant of planning permission for change of use for a period of 25 years from the date of completion.

THE LAND

The land at Houghton Farm extends to a total of approximately 95.85 acres (38.79 hectares) of mixed pasture, meadow and woodland. The land benefits from a southerly aspect and is easily accessible from the farmyard. There is a large block of woodland located to the south of the farm which is home to a variety of species of trees as well as wildlife, flora and fauna. Two copses of mature trees have been planted closer to the farmstead in recent years to provide shelter and these are maturing to form substantial stands of trees and shrubbery.

COUNCIL TAX

The farmhouse is currently in Council Tax Band E and payments are made to Burnley Council.

BASIC PAYMENT SCHEME AND COUNTRYSIDE STEWARDSHIP SCHEME

All of the land is registered with the Rural Payments Agency for BPS. The Vendor has claimed the BPS for the 2023 scheme year and will retain all de-linked payments. The land is not subject to any Agri-Environment Agreements.



TENURE

The property is held freehold and vacant possession will be given upon completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are a number of public footpaths that cross the land and farmyard. Interested parties should ensure that they are familiar with their locations and how they may effect their proposed use of the farm.

FIXTURES & CROPS IN STORE

All permanent fixtures are to be sold with the property.

VIEWING

The farm is to be viewed by appointment only and interested parties should contact WBW Surveyors to arrange a viewing. Some of the land may be viewed from the public footpaths but interested parties should remain on them at all times.

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in parts and the Vendor, through their agents, reserves the right to conclude the sale by any appropriate means.

OFFERS AND FURTHER INFORMATION

To make an offer or to discuss the property further please contact David Claxton on 01756 692900 or by email:

david.claxton@wbwsurveyors.co.uk

GENERAL INFORMATION

The photographs are reproduced for general information only and any measurements and areas are approximate and provided for guidance purposes only.

DIRECTIONS

Exit the M65 at junction 13 onto the A682 Manchester Road towards Nelson. Turn right onto Lomeshaye Lane and at the mini roundabout turn right onto Hibson Road. Turn left onto Halifax Road and then continue straight ahead for approximately 2.5 miles before turning right onto the farm track signposted Houghton Farm. Proceed down the farm lane past Extwistle Hall on your left and Houghton Farm is on the right after the cattle grid.

WHAT3WORDS

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Details Prepared: May 2024



Schedule of Buildings

No	Description	Area (m)
1	Houghton Farmhouse	196 sqm (2113 sqft)
2	Garage	33.4 sqm (359.5 sqft)
3	Stone Barn	Approx 577 sqm (6,200 sqft)
4	Portal Framed Cubicle House and feed passage	Approx 305 sqm (3,282 sqft)
5	Machinery Store	Approx 70 sqm (753 sqft)
6	Workshop Building	Approx 70sqm (753 sqft)
7	Loose Box/Stables x4	Approx 66.5 sqm (715.8 sqft)
8	Concrete Wall Silage Clamp	
9	Weeping Wall Midden	
10	Farmyard	



Not to scale - For identification purposes only.

Houghton Farm, Todmorden Road, Briercliffe

An exciting opportunity to acquire a superbly located small farm with a valuable range of buildings set within 95.85 acres of ring fenced land.



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