

FOR SALE

John Pallister
Chartered Surveyors

Lower Harrop Fold Farm,
Harrop, Bolton By Bowland,
Clitheroe,
BB7 4PJ



3 bedroom detached bungalow with an Agricultural Occupancy Restriction. Substantial stone barn, outbuildings and 32 acres (OTA)

Guide Price £700,000

3 

1 

The Coach House
28 Duck Street
Clitheroe
BB7 1LP

Tel: 01200425697

Email: info@pallisters.co.uk

www.pallisters.co.uk

www.pallistersproperty.co.uk

Lower Harrop Fold Farm
Harrop, Bolton by Bowland,
Clitheroe
BB7 4PJ



A 3 bedroom detached bungalow in picturesque rural location with substantial stone barn, outbuildings and approx. 32 acres of land (agricultural occupancy restriction applies)

Of interest to developers or the agricultural/equestrian market, this superb opportunity offers a modest family sized home which is now in need of some modernisation.

The last Agricultural Occupancy Restriction on the bungalow requires the owner/occupier to be employed in agriculture. A copy of the planning condition is attached or can be downloaded from our website.

Location

From Clitheroe proceed through Chatburn and enter Grindleton, turning left opposite the "Rum Fox" Public House up Main Street towards Lane Ends and Slaidburn. Proceed up and over Beacon Hill and just before entering Lane Ends, turn left into Landing Lane (our For Sale board is at the lane end). Lower Harrop Fold Farm lies on the right-hand side after approx. 0.5 miles (second property on the right).



Guide Price £700,000

**For Sale by Informal Tender
by 12 Noon Tuesday 16th July 2024**

The Bungalow

The accommodation briefly comprises: -

Inner hallway with radiator

Living Room: 13'6" (4.11m) x 15'8" (4.78m) with Esse multifuel stove in reconstituted stone fireplace extending to one side of the chimney breast, DB radiator and large windows providing pleasing views of the countryside.



Dining Kitchen: 13'5" (4.09m) x 9'11" (3.02m) with range of medium oak kitchen units incorporating sink unit, electric cooker point and plumbed and drained for auto washer. Oil boiler (installed circa 2016).



Bathroom: 6'6" (1.98m) x 7'4" (2.22m) with 3-piece suite including bath, WC and wash hand basin, radiator.

Utility Room/Pantry: 3'10" (1.1m) x 8'6" (2.59m)



John Pallister
Chartered Surveyors



Master Bedroom: 8'7" (2.62m) x 14'7" (4.44m) with radiator and countryside views.

Second Bedroom: 8'1" (2.47m) x 10'6" (3.19m) with radiator.

Third Bedroom: 7'3" (2.21m) x 10'1" (3.08m) no radiator.



External, Land & Buildings

Outside

Gardens to the front and rear, mainly laid to lawn. Parking is provided with the farmstead.

Outbuildings and land

A substantial stone-built barn with lean-to (50ft x 70ft max 55ft min) lies to the rear, along with a range of stone built, single storey outbuildings and approx. 32 acres of pasture. The building may be suitable for alternative use, subject to the relevant planning consents.

No discussions have taken place with the local planning authority with regard to obtaining planning permission to change the barn/outbuildings into residential. Prospective purchasers should make their own enquiries regarding this, if required.

The land comprises approx. 32 acres of sound pasture lying in a block adjoining the property. The land benefits from natural water and takes access from the farmstead and directly from Landing Lane.



General Remarks

Services

The property and outbuildings are supplied with water from a private borehole. The supply is not up to current standards with no filtration/treatment system etc, and will require to be upgraded. Mains electricity is provided, and waste water is discharged in to a septic tank in the field. It is envisaged that the private drainage system will also require to be improved/replaced.

Title and Tenure

The property is offered For Sale Freehold and with Vacant Possession upon completion.

Overage Clause

The sale will be subject to an overage clause over the main Barn. Whereby on release of Planning Consent for development within 25 years of purchase, the vendors (and their successor's) will be entitled to 25% of the net enhancement value due to the Planning approval.

Basic Payment & Environmental Schemes

The land is registered with the RPA. There will be no BPS payments included within the sale and there are currently no Environmental Schemes in place

Wayleaves, Easements & Rights of Way

The property is sold with the benefit of and subject to all existing easements and wayleaves both public and private.

Money Laundering

Please bear in mind that the Agent will require from any purchaser looking to offer on a property; confirmation of the purchasers ability to fund the purchase, their solicitor's contact details and 2 forms of identification.

Health & Safety

Care should be taken when viewing the land, even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land and ensure all gates are closed.
- Please do not enter fields with livestock present.
- The Agent accepts no responsibility for any loss or damage caused when viewing the property.



John Pallister for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Viewings

Viewings are **strictly** by appointment on the set viewing dates;

Thursday 6th June 10:30am - 11:30am

Monday 17th June 2:30pm - 3:30pm

Saturday 29th June 10am - 11am

Friday 5th July 1pm - 2pm

And thereafter by appointment with the agents **only**. Suitable footwear is advised.

Method of Sale

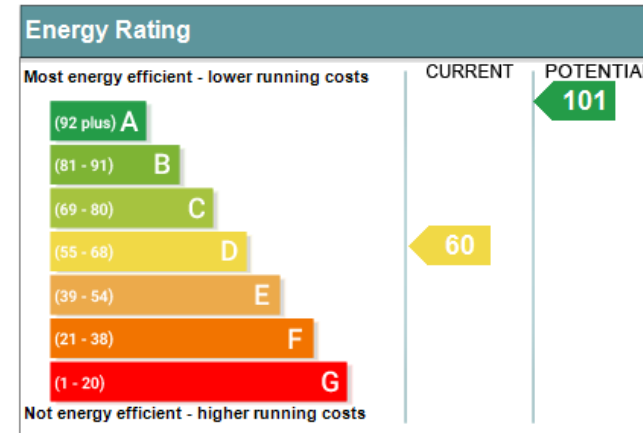
For sale by Informal Tender. Tender forms in a marked envelope must be received at the office by

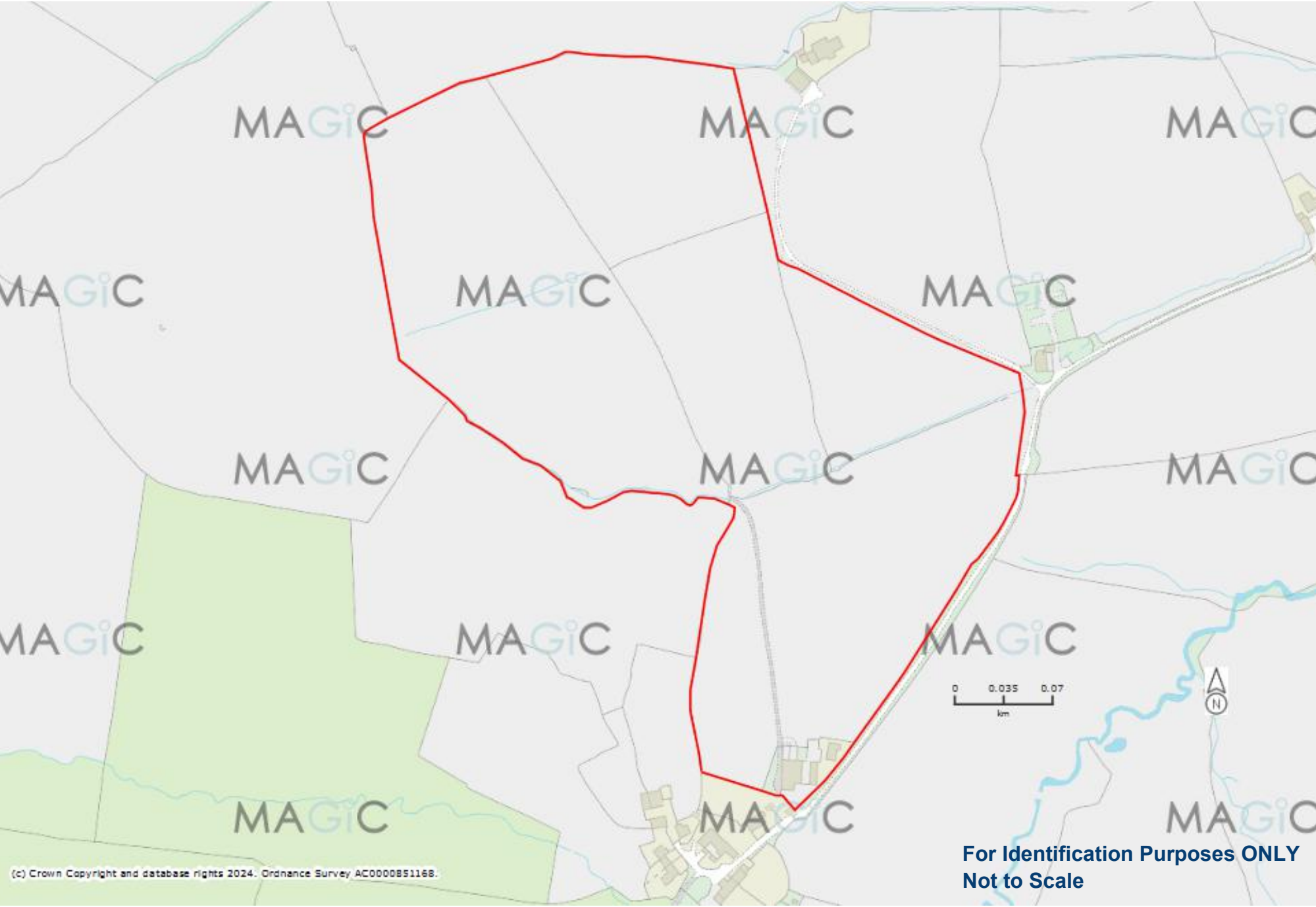
12 Noon on Tuesday 16th July 2024

It should be noted, you will be required to provide proof of funds in due course. Please be aware that the vendors retain the right not to accept the highest or indeed any offer received.

Address: Lower Harrop Farm, Harrop, Bolton By Bowland, CLITHER...

RRN: 9059-3038-8205-0324-0200

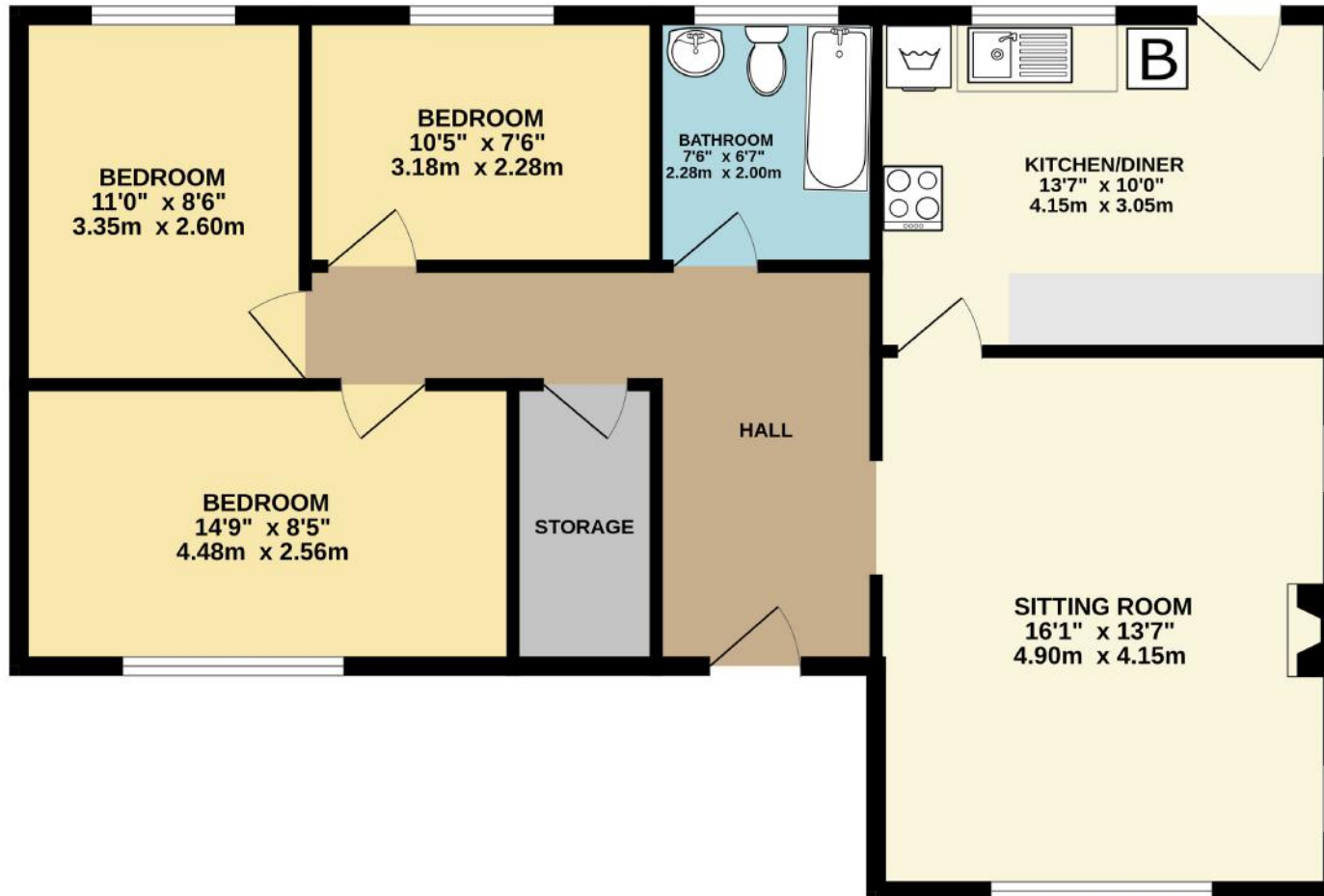




(c) Crown Copyright and database rights 2024. Ordnance Survey AC0000851168.

For Identification Purposes ONLY
Not to Scale

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



LOWER HARROP FOLD FARM

TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

