

# FOR SALE

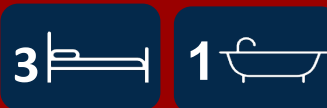
**John Pallister**  
Chartered Surveyors

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



3 bedroom detached bungalow, substantial stone barn, outbuildings and 32 acres (OTA) available in lots or as a whole.

**OIRO £700,000**



**The Coach House**  
**28 Duck Street**  
**Clitheroe**  
**BB7 1LP**

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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). Available as a whole or in lots

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 Agricultural Occupancy Restriction on the bungalow requires the owner/occupier to be employed in agriculture, but does not need to be their only or principle livelihood. 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



**Offers in the Region of £700,000**

**For Sale by Private Treaty**

## Lot 1 Comprising of a 3 bed bungalow & 31.6 acres of land

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



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)



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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.



## Outside

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

## Land

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.

## Lot 2 Stone Outbuildings

A substantial stone-built barn with lean-to (50ft x 70ft max 55ft min) lies to the rear of the bungalow, along with a range of stone built, single storey outbuildings and approx. 0.4 acres, shaded green on the attached plan. 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



## 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 and will require to be upgraded. Mains electricity is provided, and waste water is discharged in to a septic tank. 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 in Lot 2. 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. The land is subject to a public footpath.

### 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.

### Viewings

Viewings are **strictly** by appointment with the Agents only. Suitable footwear is advised.

### Method of Sale

For sale by Private Treaty and all offers should be submitted to the agents in writing. It should be noted that the vendor does not bind themselves to accept the highest, or indeed any offer submitted.

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

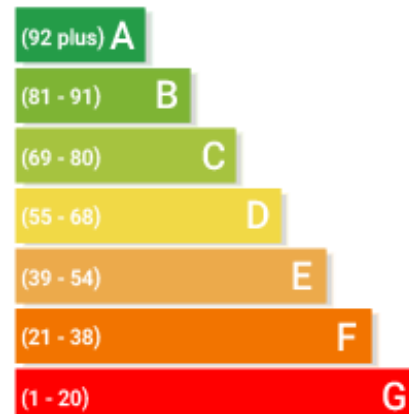
**RRN:** 9059-3038-8205-0324-0200

### Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



101

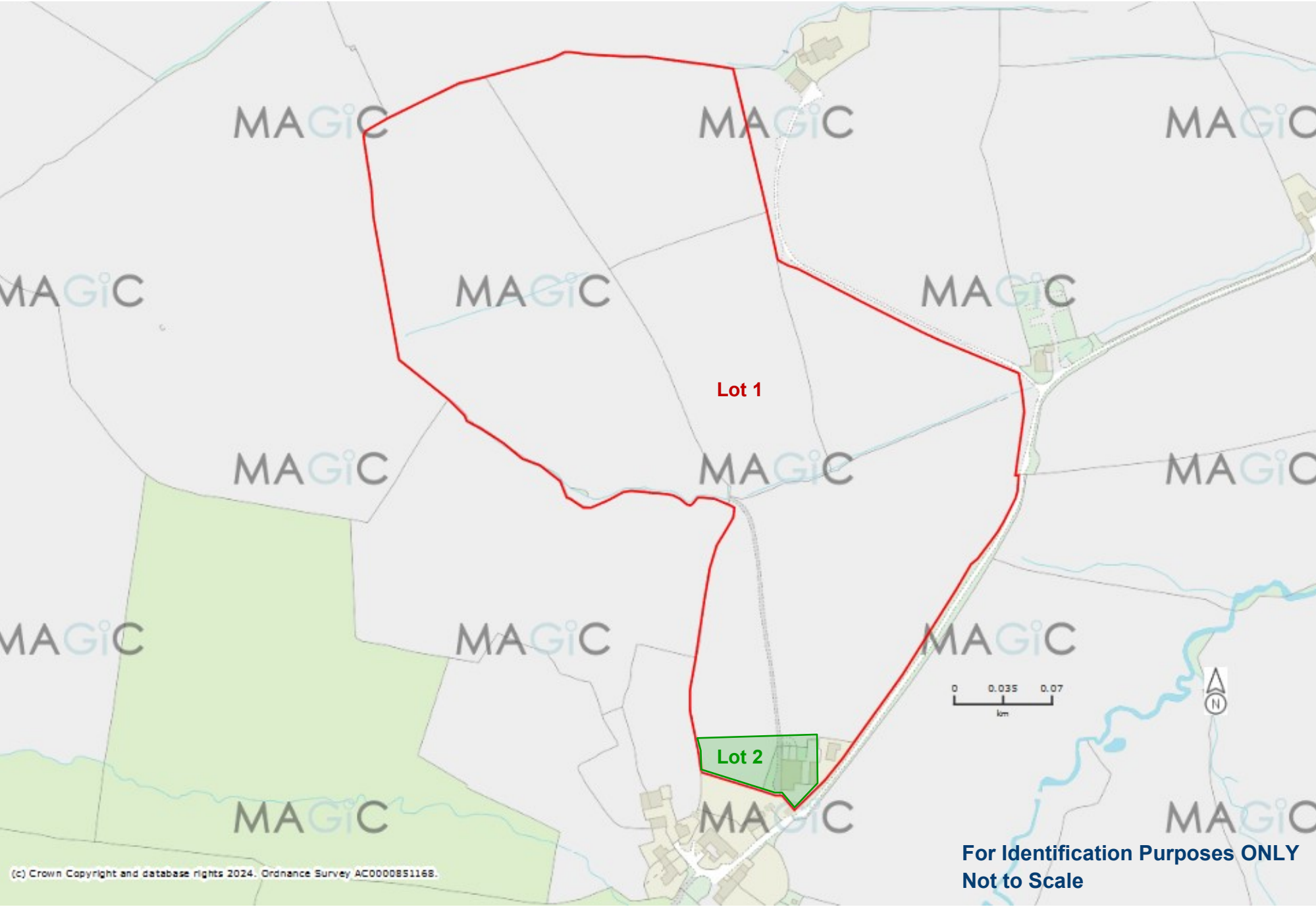
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Not energy efficient - higher running costs



**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.

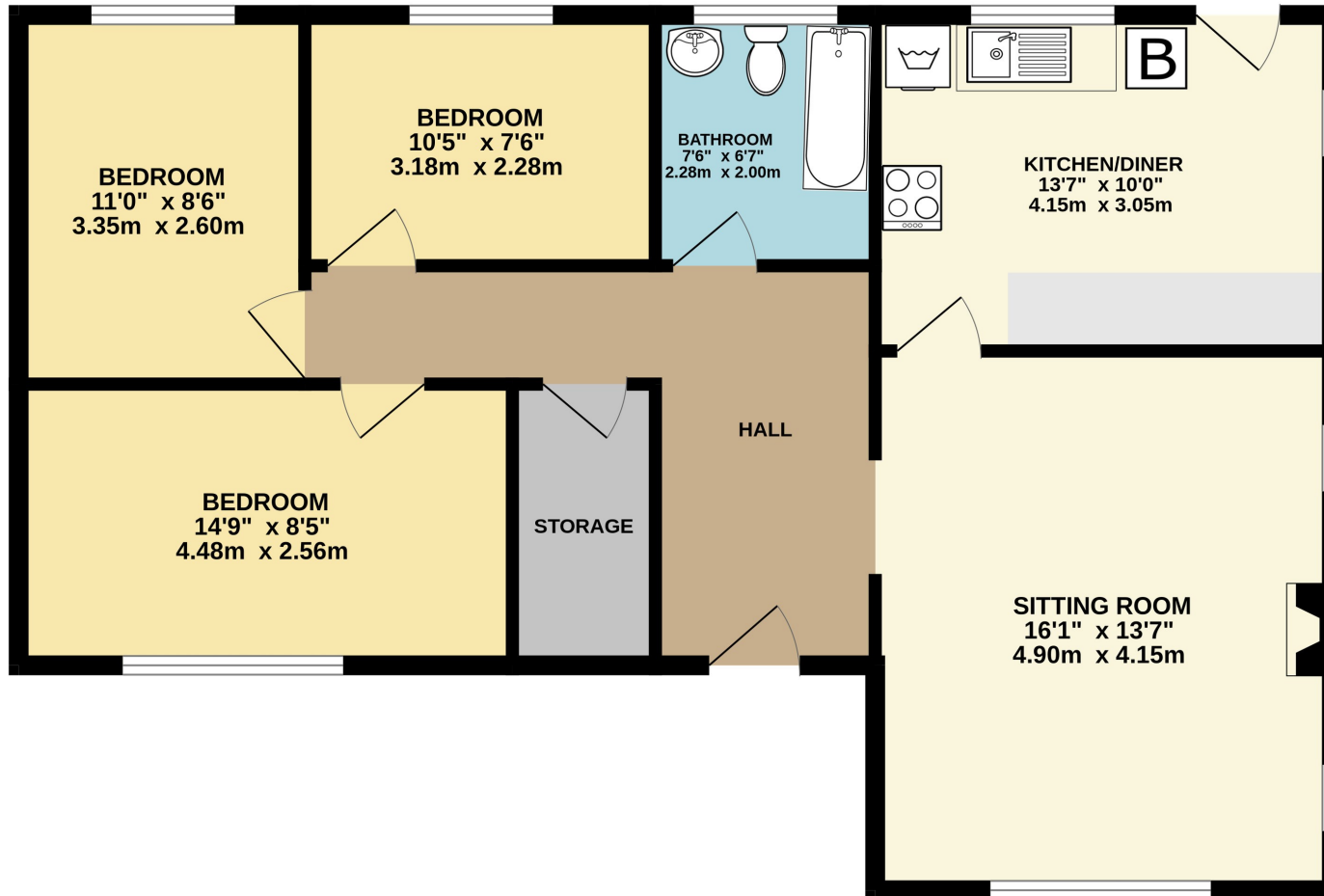




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**For Identification Purposes ONLY**  
**Not to Scale**

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.  
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