

LONG LEASE FOR SALE

John Pallister
Chartered Surveyors



Blue Butts Farm

Newton in Bowland

Blue Butts Farm
Newton Road, Slaidburn
Clitheroe
BB7 3AD



A unique opportunity to purchase the remainder of a long term lease at Blue Butts Farm, providing a 3 bedroom farmhouse in the picturesque Forest of Bowland with a range of traditional stone buildings, Dutch Barn and yard area. The property combines rural living with the potential for a number of commercial options on site.



The 32 year lease will appeal to those wishing to incorporate their business premises with their living space. The property provides charming living accommodation, with a range of multi purpose stone buildings, Dutch Barn and office accommodation. There are provisions within the lease for a range of commercial uses, subject to the relevant landlord and statutory consents.

Blue Butts Farm is surrounded by rolling countryside on the outskirts of Newton in Bowland, being approximately 15 minutes from the market town of Clitheroe.

Guide Price £40,000

Farmhouse: (Please note all measurements are approximate)

The accommodation briefly comprises: -

Dining Kitchen: 14'0" (4.26m) x 15'2" (4.62m)

The kitchen has a selection of base and wall units with an LPG range master oven as well as some built in larder cupboards. The kitchen also provides room for a large dining table.

Utility: 12'11" (3.9m) x 6'9" (2.1m) A useful multipurpose room.



Living Room: 13'10" (4.22m) x 19'10" (6.05m) A large but cosy living room with a large log burner and radiator.



Snug: 14'0" (4.26m) x 13'3" (4.05m) A comfy space with a solid fuel fire and radiator.

Home Office: 13'10" (4.2m) x 13'4" (4.1m) An open and spacious home office with radiator.

W.C.: 5'1" (1.5m) x 3'6" (1.1m)



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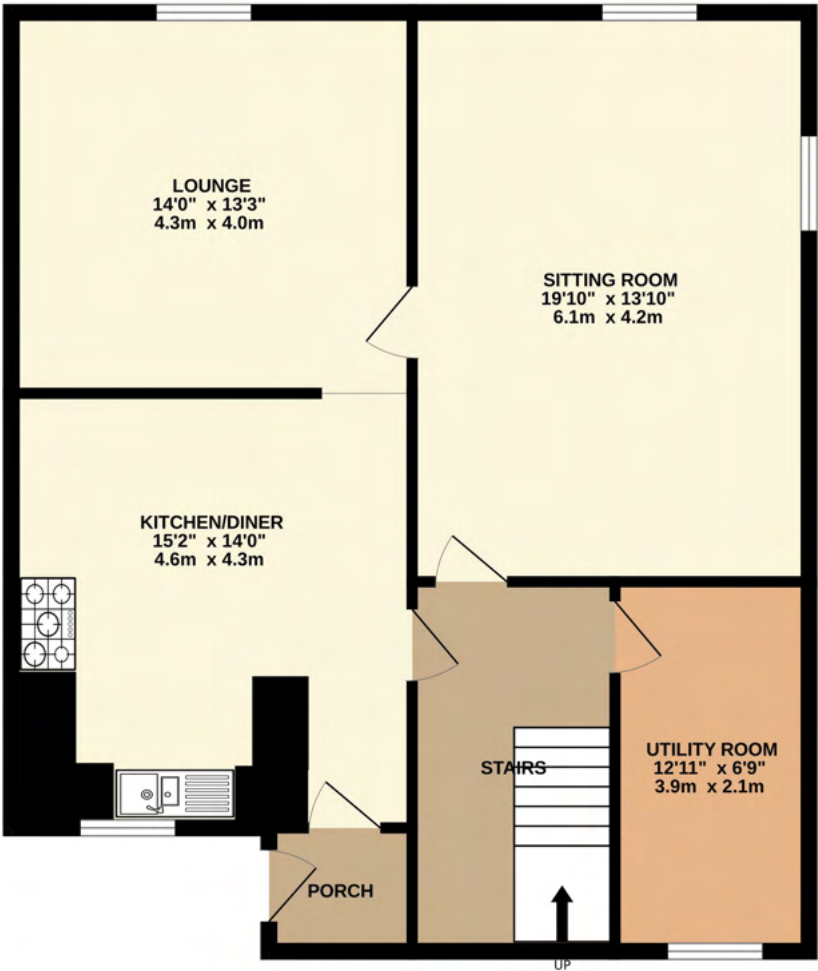
Master Bedroom: 19'5" (5.9m) x 13'10" (4.2m) A large bedroom with radiator and ensuite: 10'8" (3.2m) x 4'0" (1.2m) including shower, toilet and sink.

Bedroom: 14'0" (4.3m) x 13'3" (4.1m) A second double bedroom with radiator and integrated shower room.

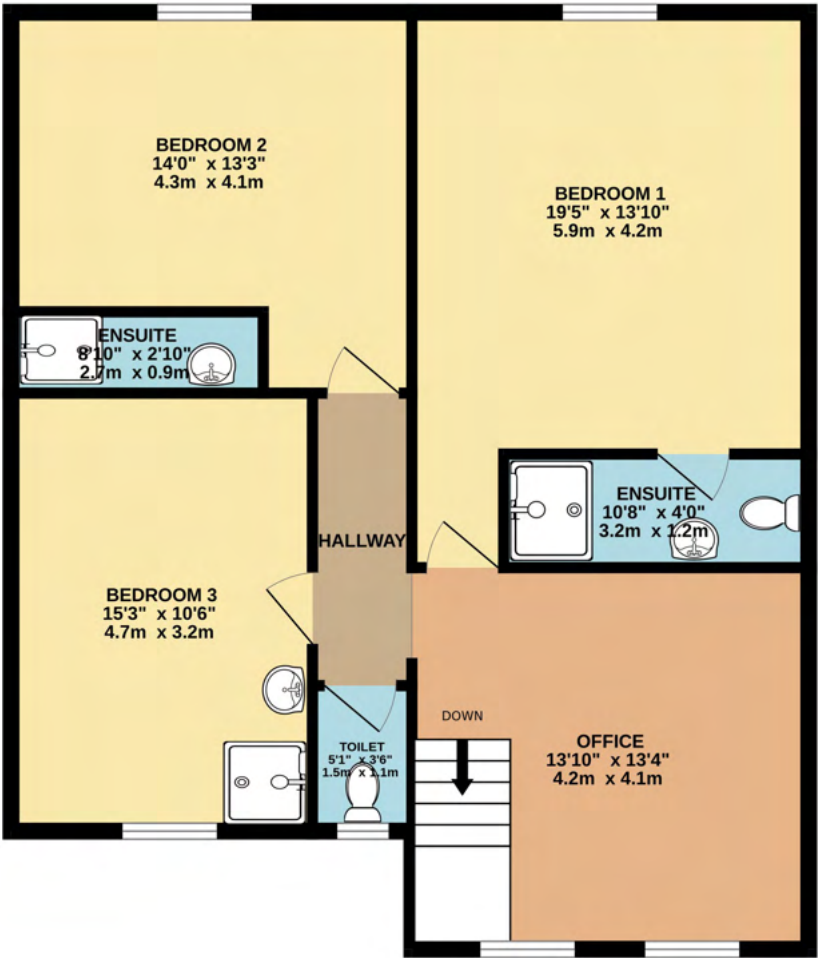
Bedroom: 15'3 (4.7m) x 10'6 (3.2m) A third large bedroom with a shower and sink incorporated.



GROUND FLOOR



1ST FLOOR



Selection of traditional stone buildings with a large Dutch Barn

Externally

Gardens to the front and rear of the farmhouse, mainly laid to lawn with rural views.

Outbuildings (Please note all measurements are approximate)

A range of outbuildings comprising of:

Dutch Barn: 160sqm, Wood cladding on 3 sides with an open front and concrete floor.

Stone Storage Building: 36.6sqm, Open space protected from the elements for storage.

Barn: 117.9sqm, a spacious barn with double doors.

Shuppen 1: 30.89sqm, Open space suitable for storage with a loft above.

Shuppen 2: 89.95sqm, A further open space suitable for storage with a loft above and heavy duty staircase.

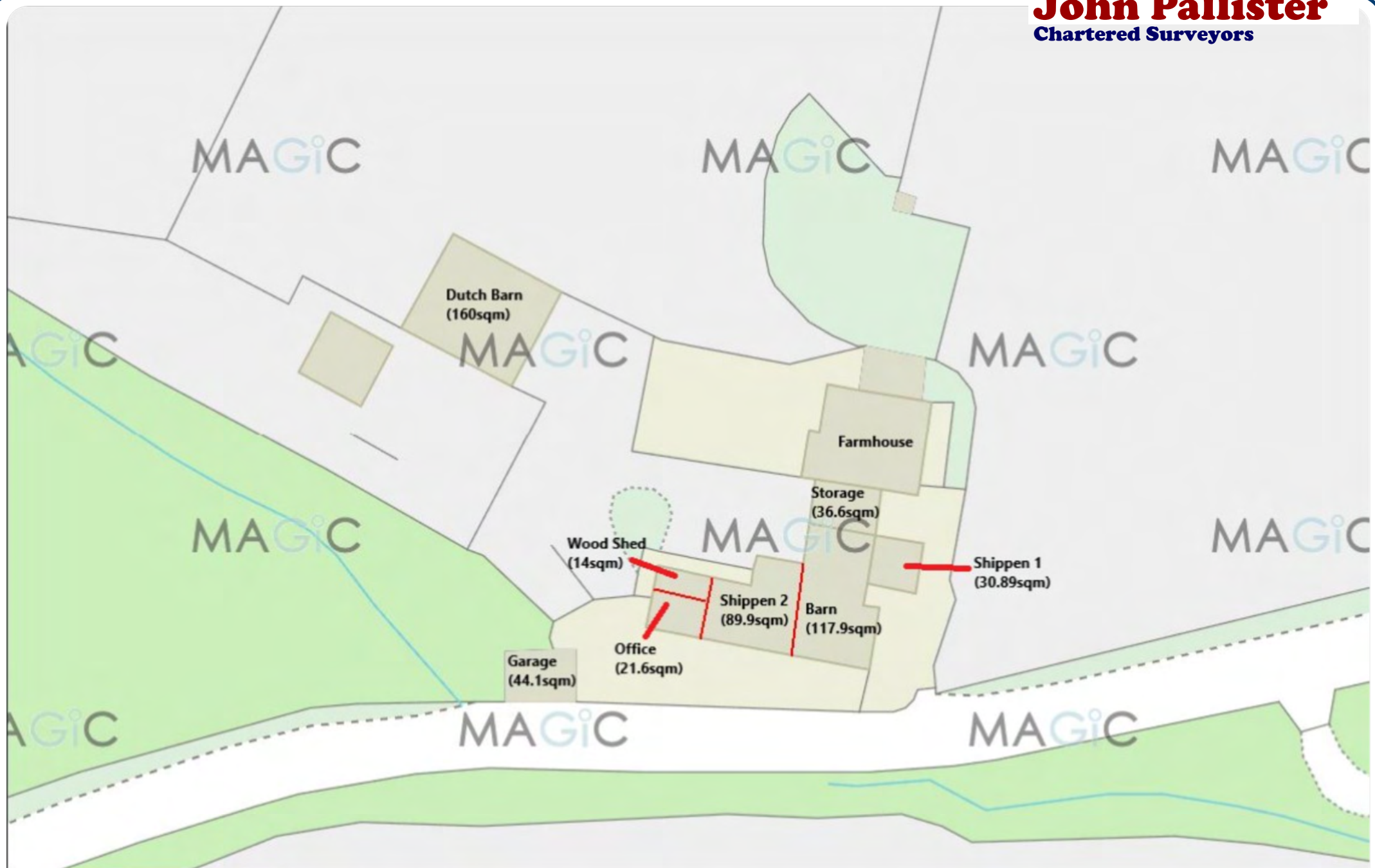
Office: 21.6sqm, a small office incorporated within a stone barn ideal for client meetings or separating home from work.

Wood Store: 14sqm, ideal for storage of logs etc.

Garage: 44.1sqm, a double garage with large doors ideal for the storage of cars.

Stoned yard area with access directly off Slaidburn Road.

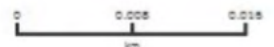


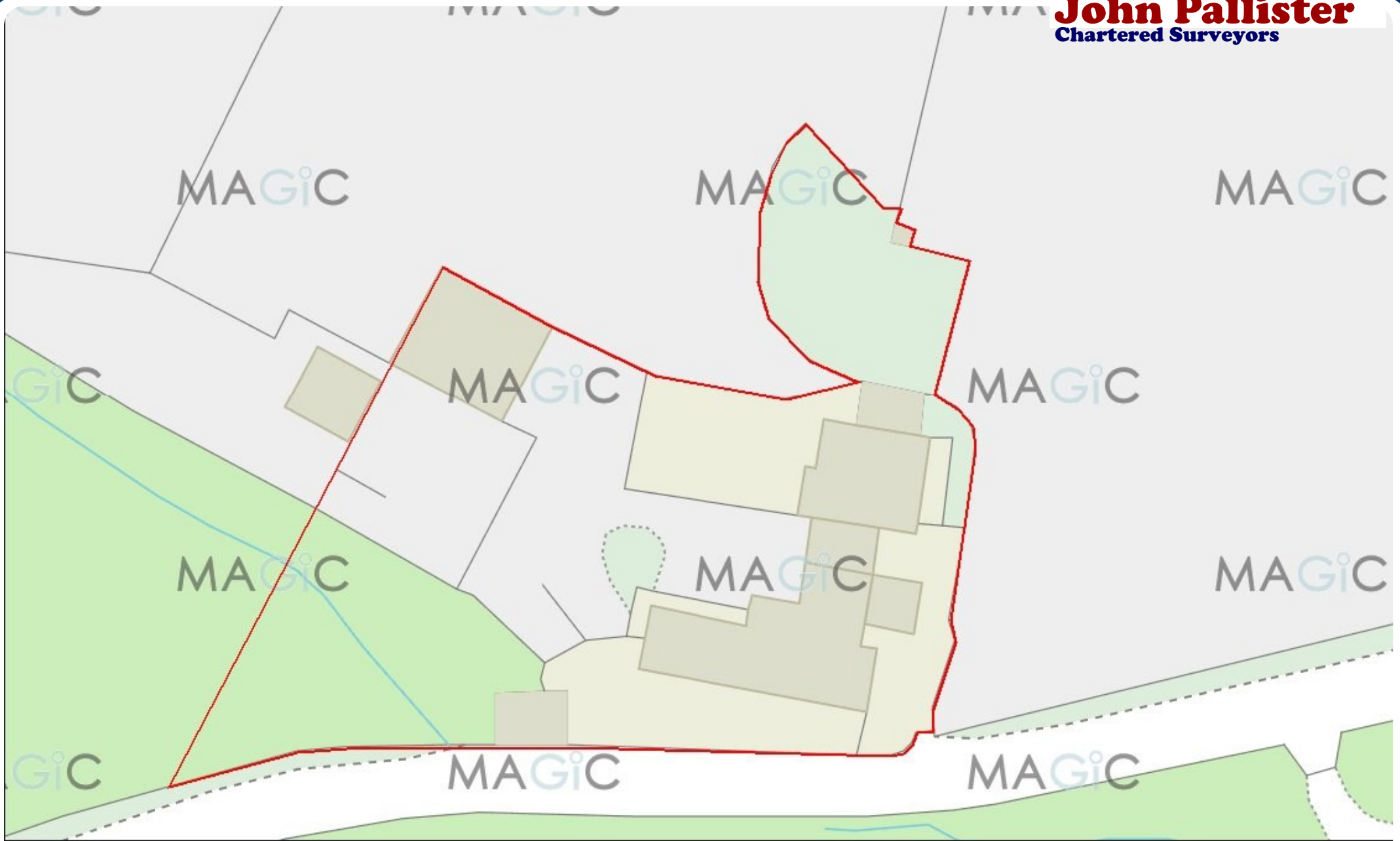


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General Remarks

Services

The property benefits from mains water and electricity with sewerage being discharged to a private drainage system. The property has LPG central heating with solid fuel fires throughout for additional heat.

Title and Tenure

The remainder of the fully repairing lease (32 years) is offered for assignment, subject to the landlords approval. The lease provides for 3 yearly rent reviews with the next available review being 23rd July 2026. The current rent passing being £2,000pcm. A copy of the lease can be provided upon request.

Wayleaves, Easements & Rights of Way

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

Local Authority

Ribble Valley Borough Council

Measurements

The measurements provided are given in order to give a reasonable picture of the property prior to inspection. They are not to be relied upon by prospective purchasers, who are invited to make their own measurement surveys.

Viewings

Viewings are **strictly** by appointment with the Agents only.

Address: Blue Butts Farm, Slaidburn Road, Newton in Bowland, Clitheroe, BB7 3AD



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