

**FOR SALE**

**John Pallister**  
Chartered Surveyors



**Arbories Lodge, Padiham, BB12 8JT**

**Guide Price £70,000**

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

Tel: 01200425697

Email: [info@pallisters.co.uk](mailto:info@pallisters.co.uk)



**A unique opportunity to acquire a historic building situated on the outskirts of Padiham. The property offers significant character and heritage appeal, presenting excellent potential for a range of future uses, subject to the necessary consents.**

#### Description

A rare opportunity to acquire a historic stone-built lodge featuring notable architectural details in need of refurbishment. The Grade 2 listed property includes turrets, each finished with battlements and blind arrow loops, highlighting its distinctive period design. No enquiries have been made by the agent or proprietor regarding the lodge's planning or development potential.

#### Boundaries and Services

The property does not benefit from any services as far as the agents are aware and not all boundaries are defined on the ground.

#### Rights of Way, Easements & Wayleaves

The land is sold subject to all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

#### Tenure

The land is offered freehold with vacant possession.

#### Access

Access is gained on foot only from the A6068 and by the public highway known as Woodlands Grove.

#### Overage Clause

The sale will be subject to an overage clause 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 enhancement of the value due to the Planning approval.

#### Viewing

The land is available for viewing with the agents on an appointment basis only on the set viewing dates below. Viewings are entirely at your own risk.

**Tuesday 25th November 10:30am– 11:30am**  
**Saturday 13th December 1pm—2pm**  
**Thursday 8th January 2:30pm—3:30pm**

#### Method of Sale

The land is being offered for sale by Private Treaty. All offers are to be submitted to the agents office in writing.

#### Enquiries

For further information or any enquiries, please contact the agents on **01200 425697** or email us on: **info@pallisters.co.uk**

**Date Created: 6.10.25**

## John Pallister

### Chartered Surveyors



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