

Lot 1 - Farmhouse & Gardens:

£425,000

Lot 2 - Traditional Barns with Planning Consent

£300,000

As a Whole:

Offers in Region of £725,000



Armitstead  
Barnett

Phynis Farm, Catlow Road, Slaidburn, Clitheroe, BB7 3AQ





## Site Plan

**Lot 2 - Traditional Barns**  
**0.54 Acres (0.22 Hectares)**

Phynis

Ford

FB

**Lot 1 - Farmhouse  
& Gardens**  
**0.56 Acres (0.23 Hectares)**

25 m

50 m

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## Phynis Farm

**Catlow Road, Slaidburn, Clitheroe,  
BB7 3AQ**

**Offers in the region of £725,000 (As a Whole)**

- Bespoke, rural development opportunity.
- Substantial detached 4 bedroom character stone farmhouse.
- Planning Consent for conversion of traditional stone barns into 4 family dwellings.
- Potential 454 sq. m (4,885 sq. ft) of new residential floor space within barn conversions.
- Set within a total plot of 1.1 acres (0.45 Hectares), or thereabouts.
- Sought after location within Ribble Valley and Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- For sale as a whole or in two lots.

**Lot 1 - Farmhouse and Gardens:**

**OIRO £425,000**

**Lot 2 - Traditional Barns with Planning Consent:**

**OIRO £300,000**





Phynis Farm comprises a beautiful double-fronted traditional four bedroom stone farmhouse and three detached traditional stone barns benefitting from Planning Consent under Application No: 3/2023/0056, allowing for the conversion of the buildings to create 4 new dwellings set within a traditional cobbled courtyard setting. The total plot extends to approximately 1.1 acres, or thereabouts, including formal gardens, former courtyard and side grassland paddock.

The property is nestled within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and represents a rare opportunity to acquire both a fabulous and well appointed farmhouse suitable for immediate occupation, and an exciting rural development opportunity in a much sought after rural location.



This fantastic property is located off Catlow Road, being positioned just the north of the popular Village of Slaidburn. The Village benefits from a variety of amenities, including a primary school, café, village pub, church, post office and independent shops.

The placing of Phynis Farm on the market allows builders, developers and private individuals the exceptionally rare opportunity to acquire a rural development opportunity in a much sought after location, including an existing, well-appointed residential dwelling. Development sites of this nature are not regularly offered to the market and this is a rare opportunity to obtain a substantial site which offers huge scope to a variety of purchasers, dependant on their own requirements, needs and specifications.



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### **Lot 1 - Phynis Farmhouse & Gardens (0.56 Acres / 0.23 Hectares)**

The farmhouse comprises of an attractive and substantial double fronted character four bedroom dwelling, constructed of stone under a pitched slate roof and includes character features throughout

The farmhouse front door leads into the main central hallway, with a staircase leading to the first floor and doors providing access to the lounge, kitchen, utility room and store room.

The kitchen benefits from a window to the rear and includes base and wall mounted kitchen units, stainless steel sink unit and electric oven and hob with extractor fan over. A timber cupboard space also houses the oil fired boiler. Open to the kitchen is a spacious dining/living area with central tiled fire place and front window overlooking the front garden and agricultural land beyond.

The front lounge also includes a central fire place and window to the front, affording plenty of natural light. The ground floor also provides for a further storage room under the stairs and a useful utility room with original flagged flooring and slate worksurfaces.

To the first floor is a beautifully light and spacious open landing, leading to four well proportioned bedrooms and a further store cupboard. The family bathroom includes a window to the front and bathroom suite comprising wash hand basin, wc, bath and shower cubicle.

Externally, the farmhouse includes a beautiful front walled cottage garden, with superb drystone wall boundaries, central path walkway with lawns and flowerbeds to either side. The rear and side garden is predominantly laid to lawn, with a further grassland paddock area extending to approx. 0.33 acres being positioned to the side of the farmhouse.





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## **Lot 2 - Traditional Stone Barns - Planning Consent for Conversion into 4 Dwellings (0.54 Acres / 0.22 Hectares)**

The buildings comprise three traditional barns constructed of stone under pitched slate and stone flagged roofs, with the barns being positioned around a central cobbled courtyard to the side of the farmhouse.

Planning Consent was granted under Application No: 3/2023/0056 on 16<sup>th</sup> June 2023, with the Planning Consent allowing for *'Proposed Conversion of former farm buildings to form four dwellings including the change of use of land to form private curtilage areas and the remodelling of the central courtyard'*. The current plans provide for the following internal property layouts;

**Dwelling One** - 3 bedrooms: comprises entrance hallway, living/dining/ kitchen area, utility and downstairs wc to the ground floor. To the first floor are three bedrooms (one with ensuite) and a family bathroom.

**Dwelling Two** - 3 bedrooms: comprises entrance hallway, living/dining/ kitchen area, utility and downstairs wc to the ground floor. To the first floor are three bedrooms (one with ensuite) and a family bathroom.

**Dwelling Three** - 3 bedrooms: comprises open living/dining/kitchen area, bedroom one and ensuite to the ground floor. To the first floor are two bedrooms (one with ensuite) and a family bathroom.

**Dwelling Four** - 1 bedroom: comprises a bungalow including kitchen, sitting room, bedroom and bathroom to the ground floor.

Externally, the barns will benefit from the shared central courtyard area and private gardens to the rear.

# PLANT SCHEDULES

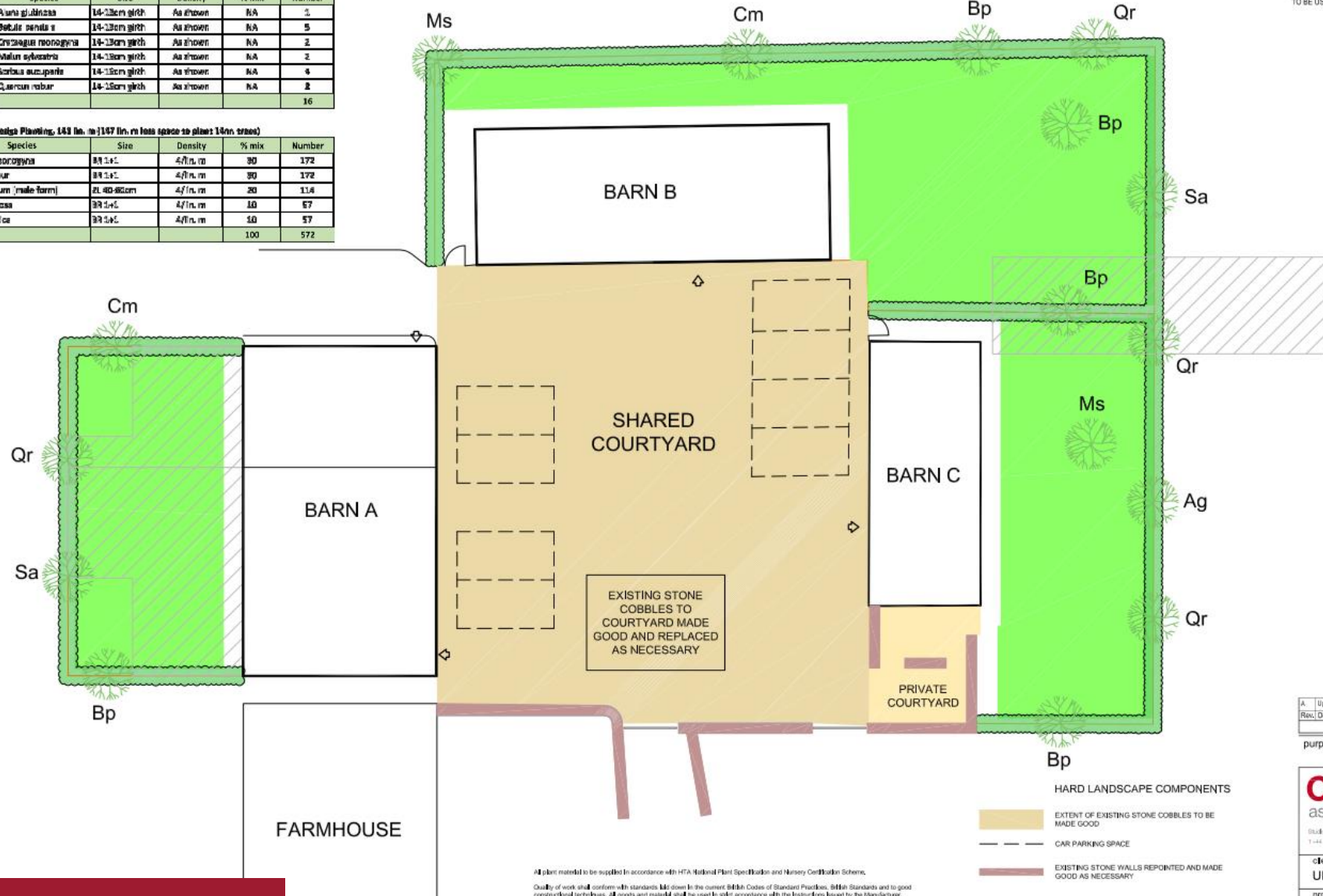
Proposed Trees (Liter)

| Code  | Species            | Size          | Density  | % mix | Number |
|-------|--------------------|---------------|----------|-------|--------|
| Ag    | Aunus glutinosa    | 14-15cm girth | As shown | NA    | 2      |
| Bp    | Betula pendula     | 14-15cm girth | As shown | NA    | 5      |
| Cm    | Crataegus monogyna | 14-15cm girth | As shown | NA    | 2      |
| Qr    | Quercus robur      | 14-15cm girth | As shown | NA    | 2      |
| Sa    | Sorbus aucuparia   | 14-15cm girth | As shown | NA    | 4      |
| Qr    | Quercus robur      | 14-15cm girth | As shown | NA    | 2      |
| Total |                    |               |          |       | 16     |

Proposed Hedge Planting, 141 lit. to 1147 lit. in total space to plant 140m trees

| Species                    | Size       | Density | % mix | Number |
|----------------------------|------------|---------|-------|--------|
| Crataegus monogyna         | 8/1 x 5    | 4/ft. m | 30    | 172    |
| Quercus robur              | 8/1 x 5    | 4/ft. m | 30    | 172    |
| Ulex europaeus (male form) | 2L 40-60cm | 4/ft. m | 20    | 114    |
| Aunus glutinosa            | 3/3 x 5    | 4/ft. m | 10    | 57     |
| Sorbus aucuparia           | 3/3 x 5    | 4/ft. m | 10    | 57     |
| Total                      |            |         | 100   | 572    |

**PLANNING DRAWING**  
THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION



## Proposed Landscaping Plan

All plant material to be supplied in accordance with HTA National Plant Specification and Nursery Certification Scheme. Quality of work shall conform with standards laid down in the current British Codes of Standard Practices, British Standards and to good constructional techniques. All goods and material shall be used in strict accordance with the Instructions issued by the Manufacturer.

All Soft Landscape works shall comply with BS 4429 General Landscaping Operations. All plant material is to be healthy, vigorous nursery stock with well formed dense roots and heads. All plants shall be well banded. On delivery to the site trees and shrubs shall be free from pests and diseases, materially undamaged and the root balls free from perishing and general decay.

Topsoil to be free draining to BS 3883:2015. Soil shall be free of stones exceeding 50mm diameter, weeds, roots and perennial weeds, pests, diseases, debris, tree roots, stumps, subsoil and foreign matter and shall be capable of being broken down to a fine 10mm.

Proposed tree planting 14-15cm girth tree at 1500 x 1500 x 1000mm backfilled with 300mm approved multipurpose grade topsoil, 500mm approved sandy free draining subsoil and 200mm of 20mm single size clean gravel to base of all. Tree to be staked.

Hedge to be planted in a double staggered row, 4 plants per linear metre. Planted in a trench 800mm wide and 300mm deep containing approved multipurpose grade topsoil.

General amenity grass to be turfed to BS 3869, free from undesirable grasses and weeds, general purpose utility turf with no perennial ryegrass.

|                                                                                                                                                                                                                                                  |                                                 |          |     |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------|-----|------|
| A                                                                                                                                                                                                                                                | Updated to reflect planning department comments | 17-05-23 | TDC | RR   |
| Rev.                                                                                                                                                                                                                                             | Description                                     | Date     | By  | CHKD |
| REVISIONS                                                                                                                                                                                                                                        |                                                 |          |     |      |
| purpose <b>PLANNING</b>                                                                                                                                                                                                                          |                                                 |          |     |      |
| <b>Cass</b><br>associates<br>architects<br>landscape<br>planning<br>landscape<br>conservation<br>Studio 204B The Tea Factory, 82 Wood Street, Liverpool, L1 4DG<br>T: +44 (0)151 207010 E: info@cassassociates.co.uk W: www.cassassociates.co.uk |                                                 |          |     |      |
| client <b>UNITED UTILITIES</b>                                                                                                                                                                                                                   |                                                 |          |     |      |
| project <b>PHYNIS FARM</b>                                                                                                                                                                                                                       |                                                 |          |     |      |
| drawing title <b>Landscape Proposals</b>                                                                                                                                                                                                         |                                                 |          |     |      |
| scale @ A3 1:500                                                                                                                                                                                                                                 |                                                 |          |     |      |
| date 16.11.2022                                                                                                                                                                                                                                  |                                                 |          |     |      |
| dm KC chkd GT                                                                                                                                                                                                                                    |                                                 |          |     |      |
| 1541-011                                                                                                                                                                                                                                         |                                                 |          |     |      |

Original paper size (A3) 420x297mm



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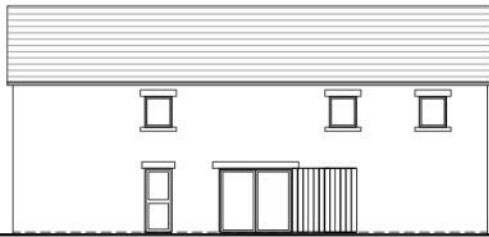


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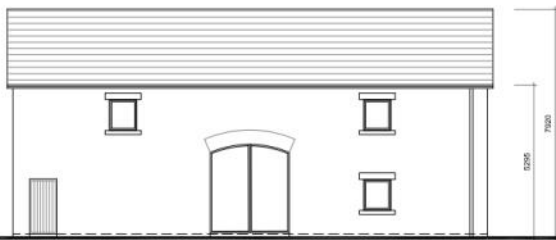
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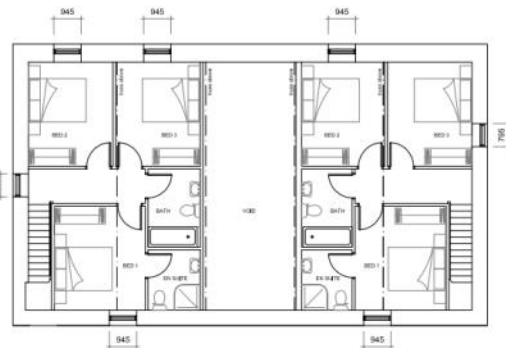
## Barn A - Plans and Elevations



REAR ELEVATION



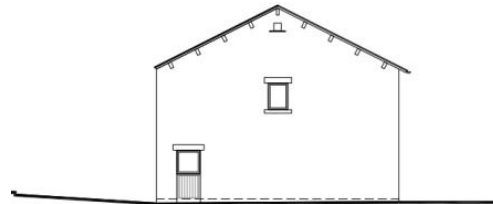
FRONT ELEVATION



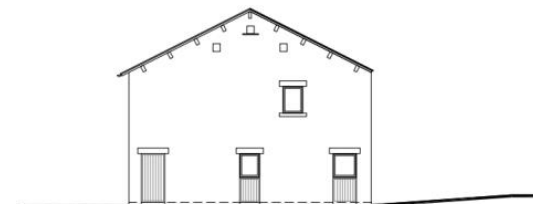
FIRST FLOOR LAYOUT



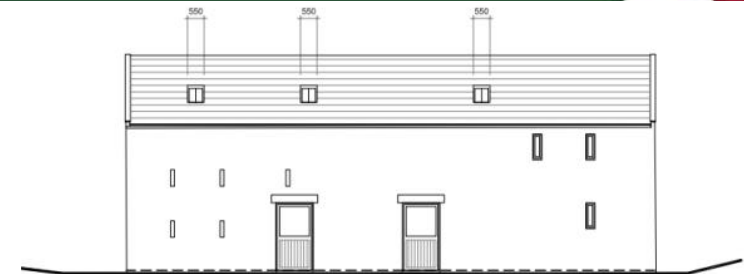
GROUND FLOOR LAYOUT



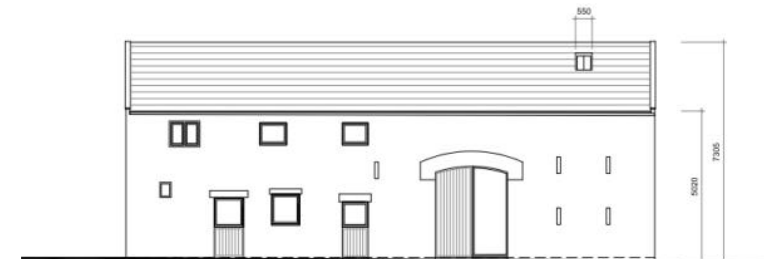
SIDE ELEVATION



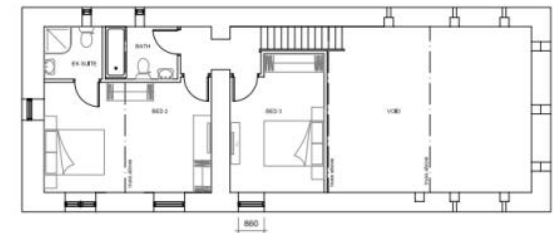
SIDE ELEVATION



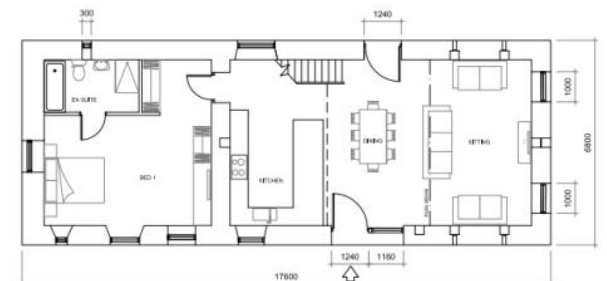
REAR ELEVATION



FRONT ELEVATION

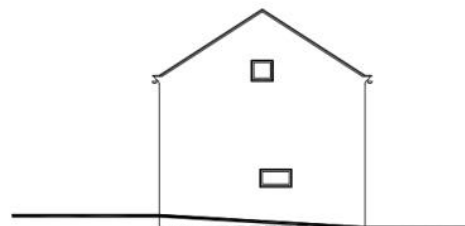


FIRST FLOOR LAYOUT

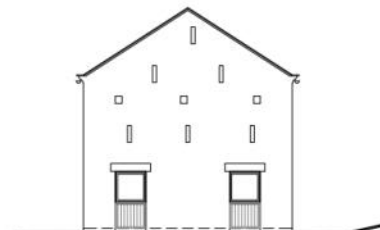


GROUND FLOOR LAYOUT

## Barn B - Plans and Elevations



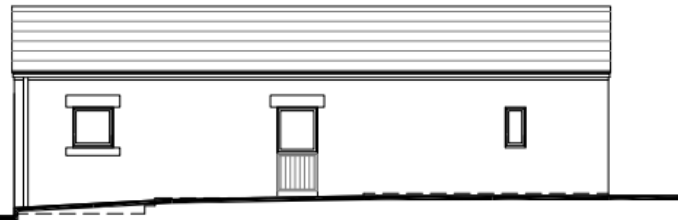
SIDE ELEVATION



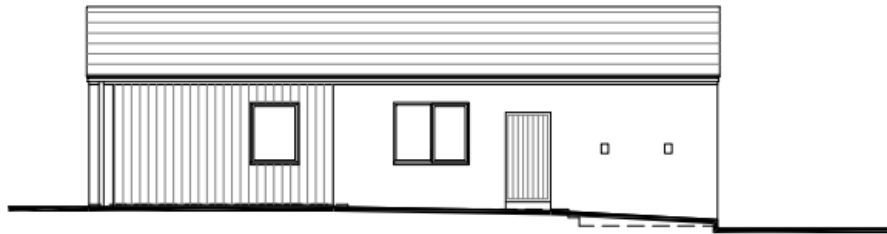
SIDE ELEVATION



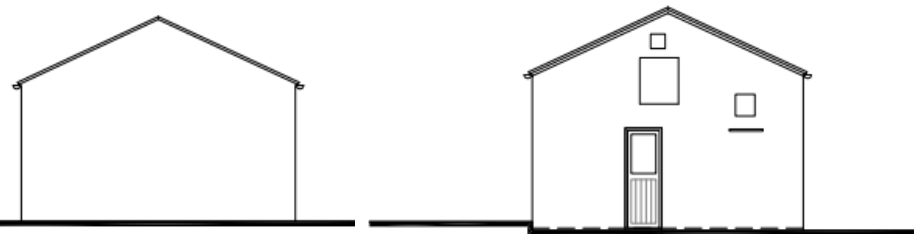
## Barn C - Plans and Elevations



REAR ELEVATION

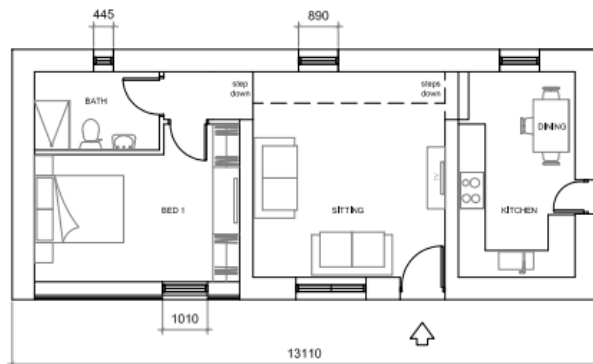


FRONT ELEVATION

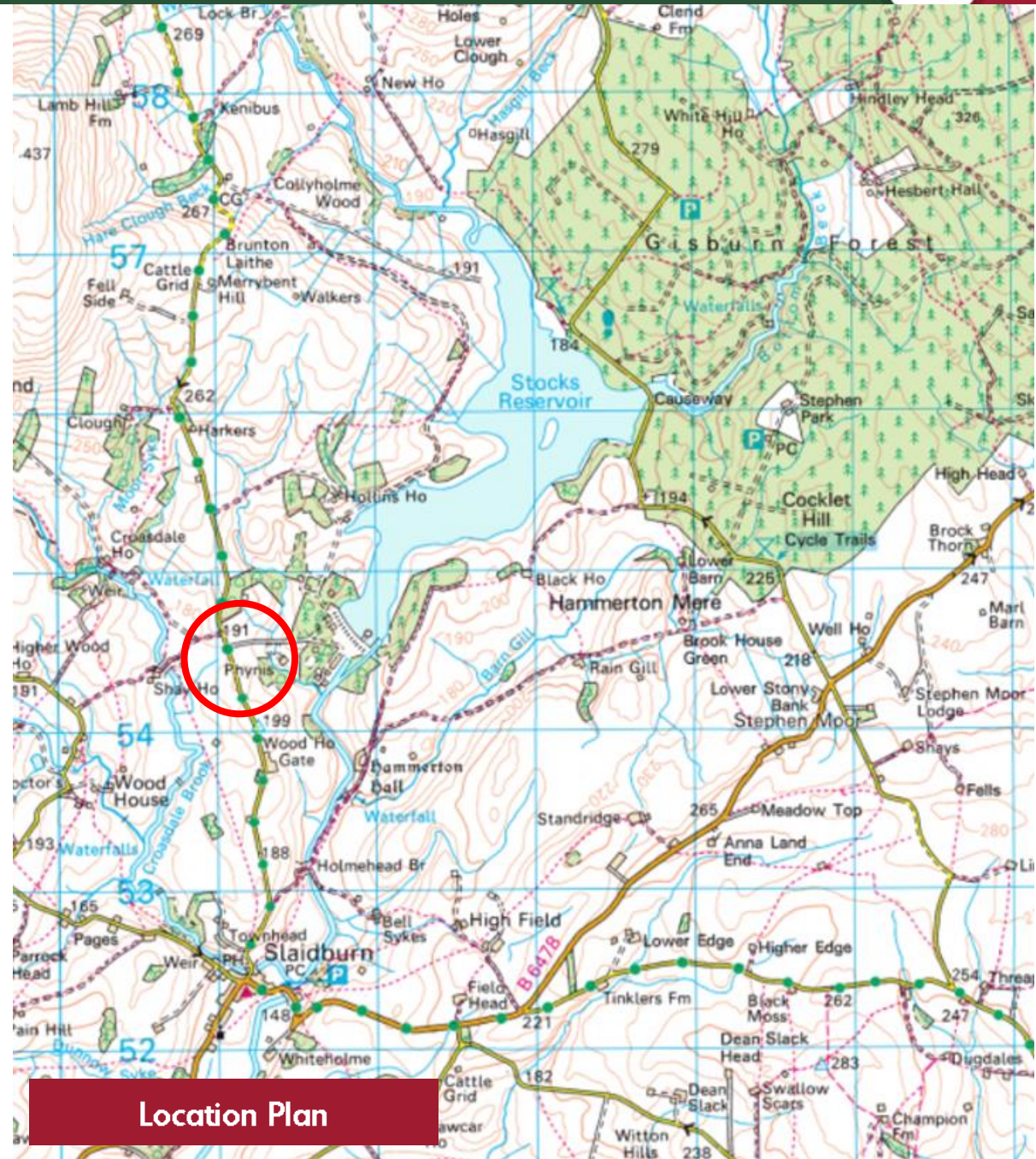


SIDE ELEVATION

SIDE ELEVATION



FLOOR LAYOUT



Location Plan



## General Remarks

**Services:** It is understood that the site does benefit from mains electricity and mains water connections. Heating for the Farmhouse is via an oil fired central heating system. It is understood that the property includes a septic tank drainage system and the Purchaser will be required to install a new foul drainage water treatment plant in line with the Environment Agency's General Binding Regulations.

**Please note** that Armitstead Barnett have not tested any of the above services and purchasers should satisfy themselves as to the presence and working condition prior to exchange of contract

**Title and Tenure:** The property is offered for sale Freehold, with vacant possession upon completion.

**VAT:** The property will partly be subject to VAT. It is expected that VAT will be chargeable against Lot 2.

**Local Authority:** Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA - Tel: 01200 425 111 - Web: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**Council Tax:** Band F.

**Rights of Access, Easements and Wayleaves:** The property will benefit from a Right of Access over the stone access track leading to the property. The maintenance obligations regarding the shared access to be confirmed.

**Plans, Area and Schedules:** These are based on ordinance survey plans. The information provided is for reference purposes only. The Purchasers should have deemed to have satisfied themselves to the description of the Land and any error or mistake shall not annul the sale or entitle any party to compensation in respect of thereof. No warranty for the accuracy of any information can be given.

**Site Plan:** The site plan within the brochure will alter slightly as the vendor is currently transferring a small parcel of land into their property ownership which will also be included in the sale.

**Planning:** The site benefits from Planning Consent under Application No: 3/2023/0056. All the Planning Documentation to date can be found on Ribble Valley Borough Council website under Application No: 3/2023/0056. Interested parties should satisfy themselves as to the Planning Documentation prior to submitting any offer and prior to exchange of contract on the property.

**Community Infrastructure Levy (CIL):** Community Infrastructure Levy may be payable and purchasers to complete their own investigations regarding any CIL payable.

**Restrictions on Future Use:** Sale will include a restriction, restricting the use of the property for residential purposes only.

**B4RN:** It is understood that B4RN (Fibre Optic Internet) has been installed to the property boundary.

**United Utilities Bowland Reservoir Site:** It is highlighted that the property is located within close proximity to United Utilities Hodder Water Treatment Works and the Stocks Reservoir Site.

**Asbestos:** Asbestos survey to be completed on property.

**Viewings:** Are strictly by appointment by the Sole Selling Agents.

**Health & Safety:** Care should be taken even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land.
- Please do not enter fields with livestock present
- No children are to be allowed on site even if accompanied.
- Armitstead Barnet LLP as the agent accept no responsibility for any loss or damage caused when viewing the land.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we make seek best and final offers.

**Money Laundering Regulations Compliance:** Please bear in mind that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and 2 forms of identification, proving address as well as photographic identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

**Mortgage Referrals:** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

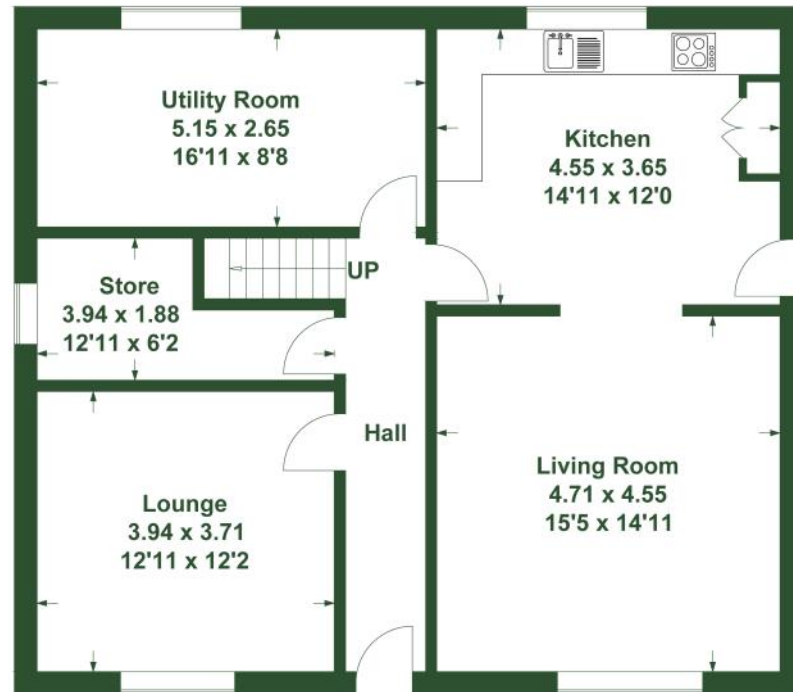
**Subject to Contract**



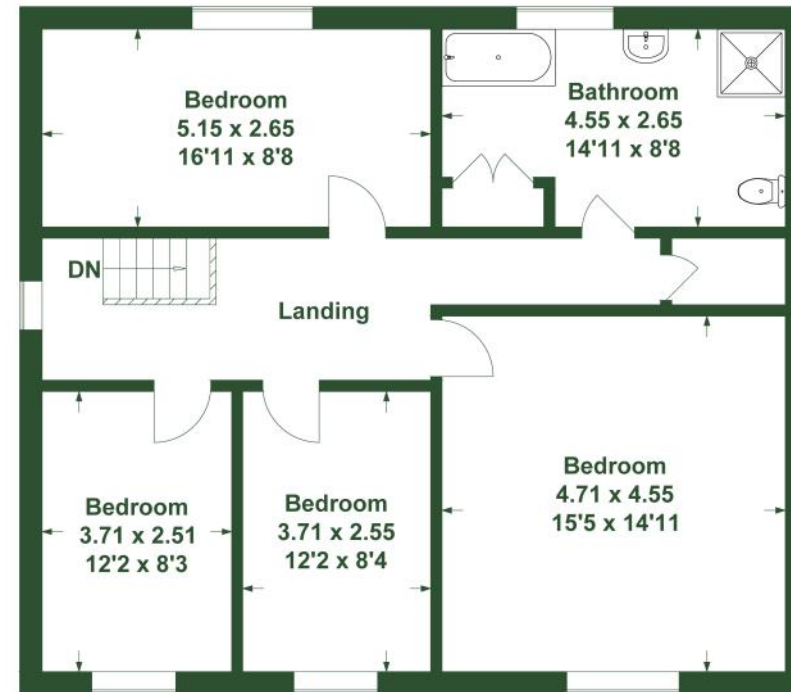
Approximate Gross Internal Area : 167.64 sq m / 1804 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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### Ribble Valley

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