

Greenthorn Farm

Asking Price £1,395,000



Armitstead
Barnett

Stonyhurst, Clitheroe, Lancashire, BB7 9QY





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- Superb rural setting and South facing plot
- Planning permission for an 8,000 sq. ft. executive residence but could be amended to smaller residence of different design subject to planning consent.
- 48 acres of land with no footpaths suitable for equestrian use
- Located 1 mile from Stonyhurst College and close to Clitheroe
- Stunning countryside views



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Set within a truly private plot extending with no shared access Greenthorn Farm is a superb opportunity to create a special family home tailored to your own specification.

This property offers the opportunity to build, style and create an 8,000 sq. ft executive residence with a 1/2 mile long private driveway. The plot is Set in an idyllic rural location, approximately 1 mile from Stonyhurst College in an elevated South facing position just beneath the Longridge Fell plantation. The views are spectacular and viewing is strongly advised.





Planning permission has already been granted (Planning Permission Number is 3/2024/0480 Granted 04/10/24 - RVBC). For a substantial 5 bedroom 5 bathroom house with multiple reception rooms set over three floors with private garaging and annexe. There is of course an option to reduce the size of the property, tailor the layout and design your own house subject to planning consent

Property Information :-

On site there are existing farm buildings for Greenthorn Farm. There is Mains electricity on site.

Water currently supplied by a natural spring.

Drainage to new septic tank as part of PP.

Tenure is freehold with vacant possession.

Council Tax Band E payable to Ribble Valley Borough Council

48 acres / 19.4 Hectares Approximately of grazing land & woodland.

General Remarks

Services: The property has the benefit of mains electricity. Heating is by way of an oil central heating system. Sewerage is by way of septic tank, a new system will be installed as part of the new development. This will be located on the properties land and not shared with any other property. Water is supplied by a natural spring and a borehole is recommended.

Parking allocated and number of spaces : Driveway for numerous cars and garage.

Construction Type : Traditional Stone

Building Safety : None known to the vendor

Restrictive Covenants : None known to the vendor

Listed building : The property is not listed

Conservation Area / AONB : The property is in an Area Of Outstanding Natural Beauty

Easement, and Wayleaves or Rights of Way : None known to the vendor

Footpaths / Bridleways : We understand that there is a public footpath that goes up the Eastern boundary.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone one .

Unimplemented Planning Consents : None known to the vendor

Planning Consents affecting the property : Planning to demolish a new single dwelling. Planning application can be found under RVBC. Planning number 3/2024/0480

Accessibility adaption information : None known to the vendor

Coal field / mining area : None known to the vendor

Communications :

Broadband: Standard 3mbps available in the area

Mobile signal: EE, Three, O2 and Vodafone available in the area

B4RN : Is coming to the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

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

Local Authority: Ribble Valley Borough Council **Council Tax:** Currently Band E Subject to change once built

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

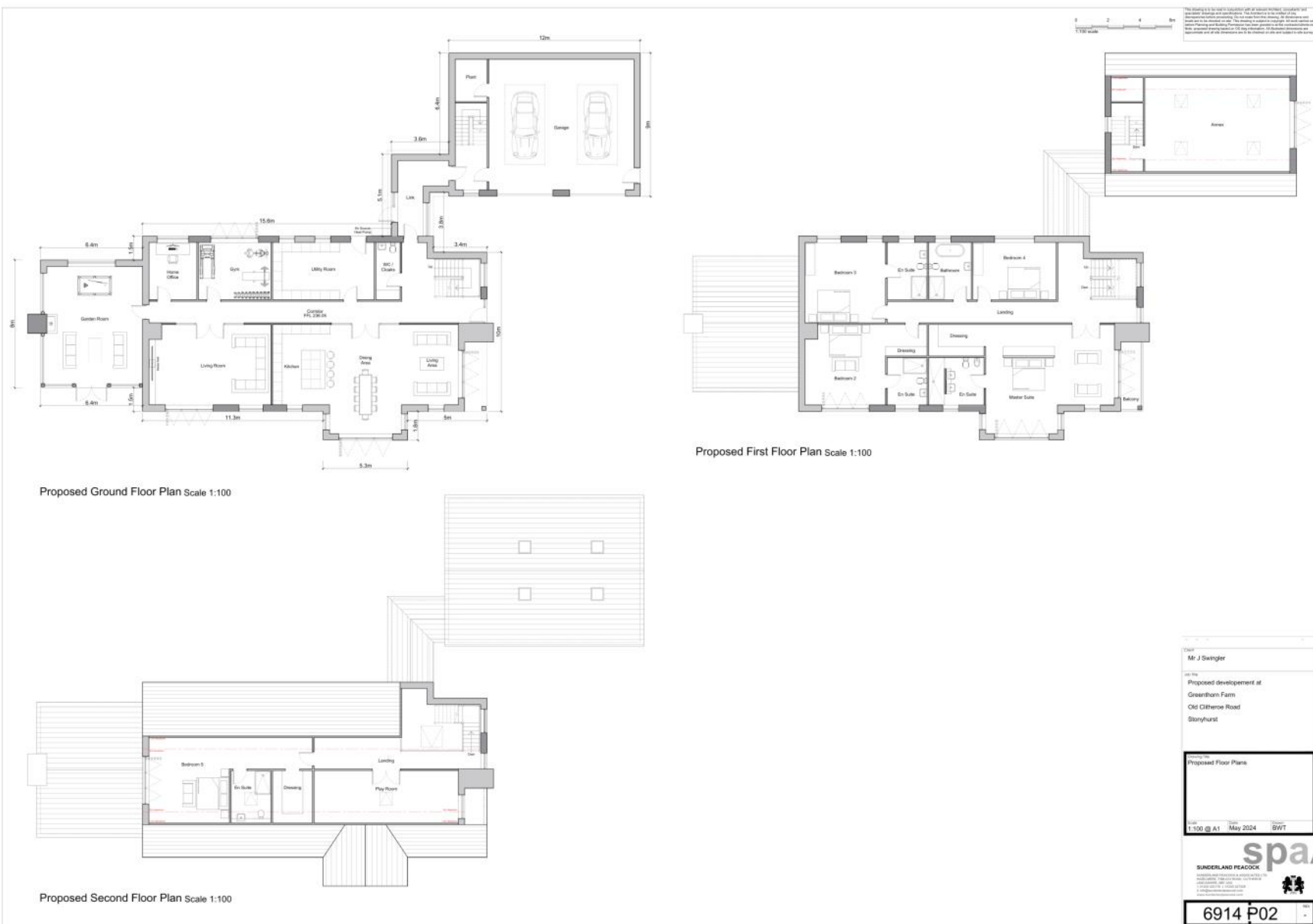
What3words Location : [///pythons.soda.runways](https://www.what3words.com/?q=pythons.soda.runways)

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. 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.

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

SUBJECT TO CONTRACT



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 to 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.



North Lancashire

Market Place, Garstang,

Lancashire PR3 1ZA

01995 603 180

garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,

Burscough, Lancashire L40 0SA

01704 895 995

burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,

Milnthorpe, LA7 7NH

01539 751 993

cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,

Lancashire BB7 2DD

01200 411 155

clitheroe@abarnett.co.uk

Armitstead
Barnett