



The Dower House & The Old Stables, Lowergate, Clitheroe, BB7 1AD

Offers Over £500,000 - For Sale by Informal Tender: Thursday 9th April 2026



The Dower House & The Old Stables, Lowergate, Clitheroe, BB7 1AD



3 Bedrooms



1 Bathroom



0.17 Acres

For Sale by Informal Tender

Tender Deadline: 12 noon Thursday 9th April 2026

- Grade II Listed 3 bedroom townhouse
- Attached stone coach house / former barn with significant redevelopment or conversion potential
- Potential for residential, commercial or mixed-use opportunities
- Popular Clitheroe town centre location within walking distance to all local amenities
- A range of character features
- Large plot with courtyard, enclosed garden and parking
- Ideal for developers, investors or owner occupiers seeking a distinctive heritage project







A rare opportunity to acquire a characterful Grade II Listed period stone dwelling, offering three bedrooms and accompanied by a substantial attached former coach house / barn (known as the Old Stables), which now provides extensive and versatile ancillary accommodation currently being utilised as meeting rooms and storage. Set within a generous plot extending to approximately 0.17 acres, the property includes a rear courtyard and enclosed garden, and offers significant potential for redevelopment, conversion or enhancement, subject to the necessary statutory consents. This presents purchasers with the opportunity to create a bespoke property or development tailored to their own requirements and specifications.

Occupying a prominent yet private position directly adjacent to Lowergate Road, the property benefits from excellent accessibility while enjoying the convenience of being within immediate proximity of Clitheroe Town Centre. Local amenities include a wide range of independent shops, restaurants, public houses, supermarkets, primary and secondary schools, a cinema, and excellent rail, bus and road connections.



The site is considered highly suitable for redevelopment or conversion, subject to planning approval. Its location, scale, and existing buildings make it particularly attractive to developers, investors, or owner-occupiers seeking a distinctive and characterful project.

This is a rare and versatile opportunity combining heritage, character, and substantial future potential, located in a prime central Clitheroe position. Ideal for those seeking a distinctive period property with scope for enhancement, conversion, or redevelopment within one of the Ribble Valley's most desirable town centre settings.

The Dower House

The Dower House is a Grade II Listed property, understood to date from the early 18th century, constructed of stone beneath a pitched slate roof. The house retains a wealth of original features, including stone mullion windows, exposed timber beams, exposed stonework, and traditional fireplaces. While the property now requires a programme of refurbishment, it presents an exciting opportunity to upgrade and restore a period home to modern standards, while retaining its historic charm, to create a spacious family residence in a central and highly desirable Clitheroe location.

The house front door opens into an entrance vestibule, which further leads into the central hallway. Leading off the hallway are both the lounge and the dining room, both benefiting from exposed timber beams and stone mullion windows to the front. The lounge includes a log burning stove with the dining room including an open fireplace. The kitchen includes a window overlooking the rear garden and benefits from base and wall mounted kitchen units with integrated stainless steel sink and drainer, electric oven and gas hob. The room includes the original exposed stone fireplace and chimney breast providing further character. Also to the ground floor is the utility room with further base kitchen units and housing the gas fired boiler and electricity meters. To the first floor is a family bathroom and three well-proportioned bedrooms, all benefitting from character features including mullion windows, exposed beams, and stone window lintels.

To the rear is an enclosed cottage-style garden, laid mainly to lawn with mature flower beds and shrubs, a central flagged pathway, and a designated parking area. A small stone potting shed/outhouse provides useful garden storage.





The Old Stables

Attached to The Dower House is The Old Stables, being a substantial former coach house / stone barn, constructed of stone beneath a pitched stone slate roof. The building retains a large range of door and window openings and has been converted for use as meeting rooms and storage accommodation.

To the ground floor is an entrance hallway with staircase leading to the first floor. Off the hallway is a downstairs WC and meeting room. The ground floor also provides for 4 further storage rooms (two rooms include double timber doors opening out onto the rear courtyard). To the first floor is a landing area, further WC and large open hall/meeting room with exposed vaulted ceiling including exposed timber beams and small kitchenette area including base and wall mounted kitchen units with stainless steel sink and drainer, electric oven and electric hob.



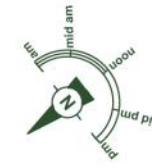
This versatile building offers considerable floor area and represents a rare opportunity for conversion or redevelopment, subject to the appropriate planning consents. The stone construction and traditional features provide an excellent framework for a sensitive adaptation, whether for residential, commercial or mixed use purposes.

To the rear of The Old Stables is a courtyard-style area, offering ample space for parking, outdoor amenity, or landscaped garden facilities. The property fronts onto Lowergate Road and benefits from a right of access over Stanley House driveway, leading to the rear courtyard, garden, and parking area.

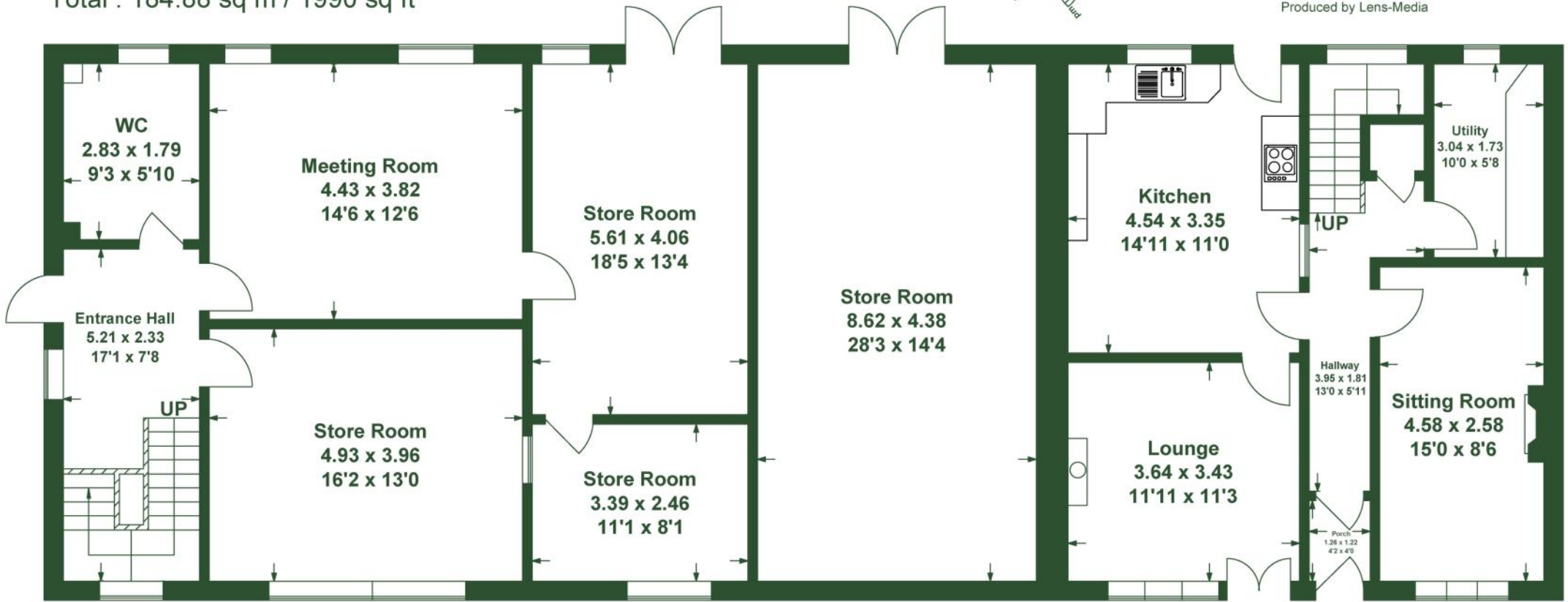
Approximate Gross Internal Area : 60.73 sq m / 654 sq ft

The Stables : 124.15 sq m / 1336 sq ft

Total : 184.88 sq m / 1990 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



The Stables Ground Floor

Ground Floor

Ground Floor

The Dower House—EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

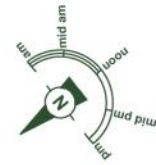
The Old Stables —EPC

Score	Energy rating	Current	Potential
Under 0	A+		Net zero CO2
0-25	A		
26-50	B		
51-75	C		
76-100	D		
101-125	E		
126-150	F	134 F	
Over 150	G		

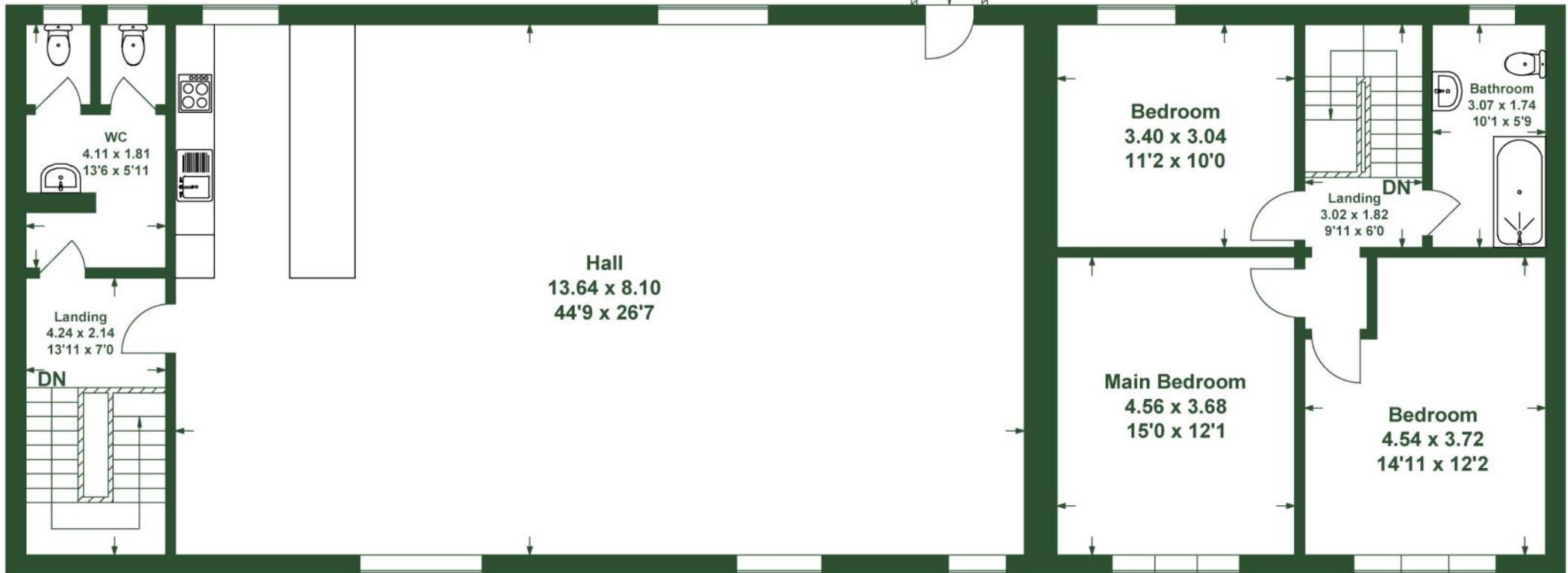
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The Stables First Floor

First 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 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.

General Remarks

Services: The property has the benefit of mains water, mains sewerage, mains gas and mains electricity connections. Heating is by way of Gas Central Heating systems.

Parking allocated and number of spaces: The property includes a rear yard area suitable for parking a range of vehicles.

Construction Type: Stone, under slate and stone slate.

Building Safety: None known.

Restrictive Covenants: None Known

Listed building : The property is Grade II Listed under List No. -136201.

Conservation Area: Located within Clitheroe Conservation Area, Character Area 1 (Clitheroe Historic Core).

Easement, and Wayleaves or Rights of Way: The property benefits from a vehicular and pedestrian right of way over Stanley House driveway as marked blue on the site plan. The property will benefit from a pedestrian right of way over the south western access street (adjacent to St Michael & John's Parish Centre). The vendor will retain a vehicular and pedestrian right of way over the rear yard of the property, in order to access St Michael and St John's Parish Centre (for maintenance purposes only).

Footpaths / Bridleways: None Known.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in Flood Zone 1.

Unimplemented Planning Consents: None Known

Planning Consents affecting the property : This list is not exhaustive; we have listed those consents that the vendors feel effect the property – None Known.

Accessibility adaption information: None Known.

Coal field / mining area: Information obtained from the Local Authority and British Geological Survey – None Known

Communications :

Broadband: Ultra-fast 1800 M bps available in the area

Mobile signal: EE, 3, O2 and Vodafone available in the area

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

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

Tenancy Information: The Old Stables meeting room is subject to a Tenancy at Will for the benefit of St Michael and St John's Scout Group. Vacant Possession of the property can be granted prior to exchange and completion, subject to purchaser requirements.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett 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:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. 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: belt.rubbkle.diplomas

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett 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



TENDER FORM — DEADLINE 12 NOON 9th April 2026

The Dower House & The Old Stables, Lowergate, Clitheroe, BB7 1AD

To: Armitstead Barnett LLP, 5 Church Street, Clitheroe, BB7 3BG

Hereby offer the following fixed sum (s) to purchase (Subject to Contract) The Dower House & The Old Stables, Lowergate, Clitheroe, BB7 1AD as described in the Particulars of Sale prepared by Armitstead Barnett.

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact email	

DESCRIPTION: Please note that this is for **The Dower House & The Old Stables, Lowergate, Clitheroe, BB7 1AD**

Amount **Words**

The Dower House & The Old Stables £..... Words:.....

I/We understand and confirm as follows:

That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.

That the Vendor is not bound to accept the highest or any offer, or any combination of offers.

Proof of funds are enclosed.

That if this offer is accepted I/we will exchange unconditional contracts within **14 days of acceptance of tender** and complete the purchase no later than 28 days thereafter.

That in order to complete the purchase*:

Cash funds are available Yes / No

Mortgage funding will be required Yes / No

That our mortgage offer is subject to the following conditions

.....

Subject to sale of existing property Yes / No

Our suggested completion date is

*Please complete as appropriate and give as much information as possible. Use a separate sheet if necessary.

The Solicitor who will be acting on my/our behalf is:

Name:

Firm:

Full postal address:

Signed: Dated:

PLEASE NOTE THAT THIS OFFER IS FOR :

The Dower House & The Old Stables, Lowergate, Clitheroe, BB7 1AD

MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN 9TH APRIL 2026 AT 12 NOON IN A PLAIN ENVELOPE STATING:

**TENDER: THE DOWER HOUSE & THE OLD STABLES, LOWERGATE, CLITHEROE,
BB7 1AD**

***** PLEASE ENSURE YOUR PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER *****

AS REQUIRED BY MONEY LAUNDERING REGULATIONS WHICH CAME INTO EFFECT ON 26TH JUNE 2017. FULL DETAILS OF THE MONEY LAUNDERING REGULATIONS ARE INCLUDED IN THE SALES PARTICULARS AND WE DRAW YOUR ATTENTION SPECIFICALLY TO THESE

CONDITIONS RELATING TO TENDER

Please bear in mind the following when preparing the tender document for the property enclosed within these particulars.

Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.

Submission of a tender document does not constitute any part of a contract.

We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.

We would suggest that if an offer is made subject to any factors such as planning then these are outlined on the attached form or on a continuation sheet if necessary.



North Lancashire

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northlancs@abarnett.co.uk
01995 603 180

Cumbria

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01704 895 995

Ribble Valley

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01200 411 155



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