



Bradley Hall, Goldacre Lane, Great Harwood, BB6 7UT

O.I.R.O. £795,000



# Bradley Hall, Goldacre Lane, Great Harwood, BB6 7UT

Offers in the region of £795,000



4 Bedrooms



2 Bathroom



1.89 Acres

- Smallholding with bespoke rural development opportunity.
- Substantial 4 bedroom farmhouse.
- Planning consent for conversion of traditional stone barns into additional 4 family dwellings.
- Potential 490.8 Sq m (5281 Sq ft) of new residential floor space within barn conversions.
- Set within a total plot of 1.89 acres, or thereabouts.
- Additional 43 Acres (17.4 Hectares) or thereabouts available by separate negotiation, allowing potential for smallholding opportunities.
- Attractive and private location.

Site Plan







Bradley Hall comprises an attractive and substantial smallholding opportunity, including a four-bedroom traditional stone farmhouse, together with a range of traditional stone barns and more modern agricultural buildings (with planning consent to create 4 new dwellings), set within approximately 1.89 acres (0.76 hectares) or thereabouts. An additional 43 acres (17.4 hectares) of adjoining agricultural land (including further building) is available by separate negotiation, broadening the appeal to smallholding, equestrian and lifestyle farming purchasers.

The traditional stone barns benefit from full planning consent (Application Ref: 11/23/0218) for conversion to create four new residential dwellings, offering an exceptional opportunity for developers, investors, or private purchasers seeking a high-quality rural development project



Bradley Hall occupies a highly desirable, rural, yet accessible position, situated just south of Whalley and Langho villages and to the north of Great Harwood. The property enjoys open countryside views and attractive surroundings, while remaining exceptionally well connected, with excellent access to the **A59, M65 and M6** road networks. The location provides convenient commuting to **Clitheroe, Blackburn, Preston, Bolton and Manchester**.

Opportunities of this nature are rarely brought to the open market, combining an existing character farmhouse with consented residential development in such a sought-after location. The buildings also offer superb potential for continued agricultural use as a smallholding or alternative uses, subject to gaining the necessary planning consent involved.



The farmhouse is an impressive and characterful four-bedroom residence, constructed of stone beneath a pitched slate roof and is attached to an adjoining traditional stone barn. The accommodation retains a wealth of original features throughout, including exposed stonework, fireplaces and timber beams.

The rear entrance opens into a generous utility / boot room with adjoining two-piece WC. From here, a door leads into a superb L-shaped kitchen / dining room, enjoying views to the rear and side, with patio doors opening onto a side seating terrace. The kitchen is fitted with a range of base and wall-mounted units and incorporates a traditional Belfast sink. Open to the kitchen is a spacious dining area with flagged stone flooring and exposed beams.



The ground floor also benefits from three further reception rooms, comprising a lounge, living room and office, all showcasing character features.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with wash hand basin, bath, WC and separate shower cubicle. The second floor provides the principal bedroom suite, including an en-suite shower room and built-in under-eaves storage.

Externally, the farmhouse enjoys a private rear garden and an attractive side patio seating area, taking full advantage of the open views across the adjoining agricultural land.



The buildings include a substantial traditional stone barn attached to the eastern gable of the farmhouse, together with a further detached traditional stone barn. The additional buildings comprise a concrete framed cattle building with part slatted floor, a steel portal-frame storage building and a rendered brick former livestock building, all positioned within the farmyard.

Planning consent was granted on 7th December 2023 by Hyndburn Borough Council (Ref: 11/23/0218) for the conversion of the stone barns to create four new residential dwellings, comprising:

- **Unit 1:** Three-bedroom dwelling – 110.88 sq m
- **Unit 2:** Three-bedroom dwelling – 99 sq m
- **Unit 3:** Three-bedroom dwelling – 118.56 sq m
- **Unit 4:** Four-bedroom dwelling – 162.36 sq m



Under the approved scheme, the remaining modern agricultural buildings would be demolished to create landscaped areas and car parking for the new dwellings. There is potential for the approved plans to be amended or redesigned, subject to the necessary consents, to suit a purchaser's individual requirements. Options may include the creation of a larger single dwelling, the retention of selected agricultural buildings, or continued agricultural or alternative uses, subject to planning approval.

The agricultural building to the north of the farmyard is not currently included within the sale area, however, approximately 43 acres (17.4 hectares) of adjoining agricultural land is available by separate negotiation, providing further scope for use as a smallholding, equestrian property or lifestyle farm, depending on a purchaser's needs.

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UNIT 1  
3 BED

UNIT 2  
3 BED

UNIT 3  
3 BED



PROPOSED NORTH WEST ELEVATION (A-A)

UNIT 3  
3 BED

UNIT 2  
3 BED

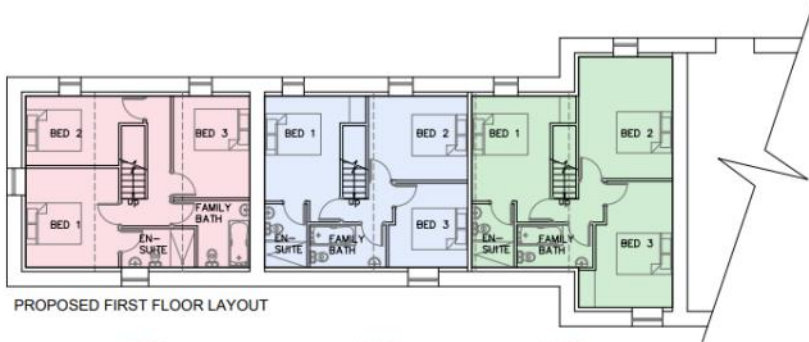
UNIT 1  
3 BED



PROPOSED SOUTH EAST ELEVATION (B-B)



PROPOSED NORTH EAST ELEVATION (C-C)

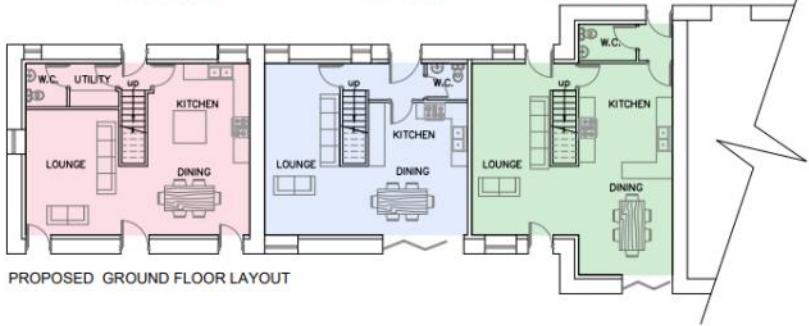


PROPOSED FIRST FLOOR LAYOUT

UNIT 1  
3 BED = 110.88 sqm  
over 2 floors

UNIT 2  
3 BED = 99 sqm  
over 2 floors

UNIT 3  
3 BED = 118.56sqm  
over 2 floors



PROPOSED GROUND FLOOR LAYOUT

**PLANNING NOTES: CONVERSION OF TRADITIONAL STONE BARN.**

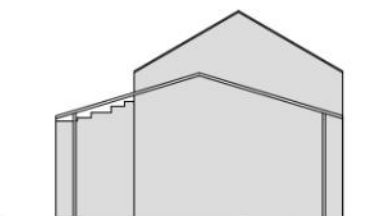
- ROOF:**  
Areas requiring re roofing to be in natural Welsh slate as existing.
- WALLS:**  
Mixture of random stone walls and faced coursed stone. To be hacked out and re-pointed in natural lime point.
- WINDOWS AND DOORS:**  
To be painted hard wood in heritage colour.
- RAINWATER GOODS:**  
To be black powder coated aluminium, square section on galvanised rise and fall brackets.
- NEW WINDOW SURROUNDS AND STONEMARK:**  
All new cills, heads and jambs to be natural cut stone. Any replacement stonework to be to match adjacent existing in re claimed stone from site.

**TOTAL SQM**  
328.44sqm  
over 2 floors



Ling Fields  
 Gargrave Road  
 Skipton  
 North Yorkshire  
 BD23 1UD  
 ☎: 01756 692900

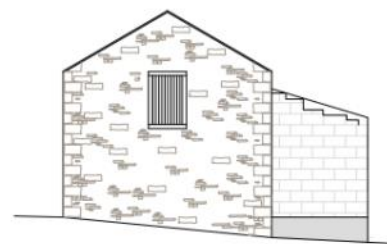
|              |                                            |
|--------------|--------------------------------------------|
| Dwg No.:     | 392/ 2                                     |
| Proposal:    | Planning Drawings<br>Bradley Hall Farm     |
| Title:       | Proposed Plans & Elevations<br>Units 1/2/3 |
| Client:      | [REDACTED]                                 |
| Scale:       | 1 : 100                                    |
| Date:        | Jan 2023                                   |
| Produced by: | JMA                                        |



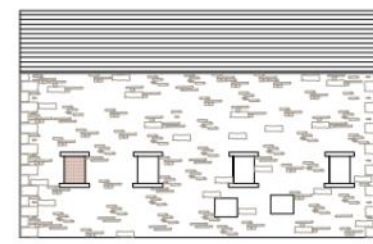
EXISTING SOUTH WEST ELEVATION (F-F)



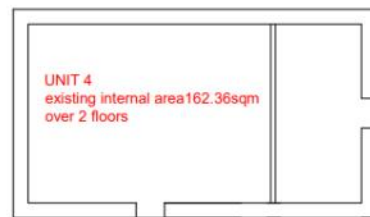
EXISTING SOUTH EAST ELEVATION (E-E)



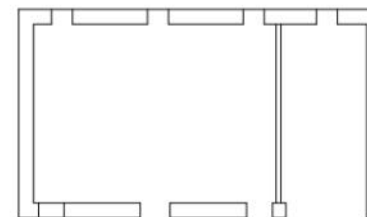
EXISTING NORTH EAST ELEVATION (C-C)



EXISTING NORTH WEST ELEVATION (D-D)



EXISTING FIRST FLOOR LAYOUT



EXISTING GROUND FLOOR LAYOUT

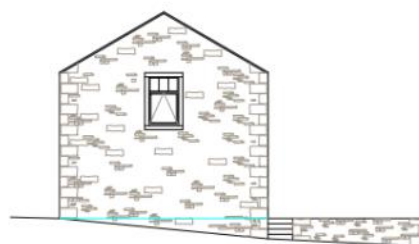
UNIT 4  
 existing internal area 162.36sqm  
 over 2 floors



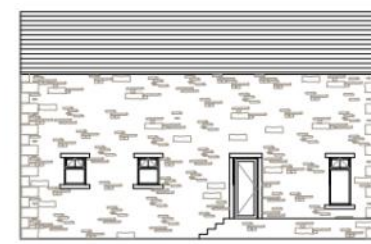
PROPOSED SOUTH WEST ELEVATION (F-F)



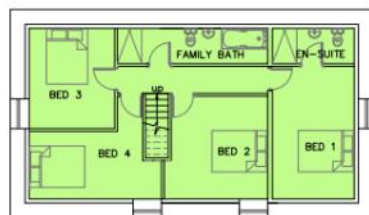
PROPOSED SOUTH EAST ELEVATION (E-E)



PROPOSED NORTH EAST ELEVATION (C-C)



PROPOSED NORTH WEST ELEVATION (D-D)



PROPOSED FIRST FLOOR LAYOUT



PROPOSED GROUND FLOOR LAYOUT

UNIT 4  
 4 BED = 162.36sqm  
 over 2 floors

**PLANNING NOTES: CONVERSION OF TRADITIONAL STONE BARN.**

- ROOF:**  
 Areas requiring re roofing to be in natural Welsh slate as existing.
- WALLS:**  
 Mixture of random stone walls and faced coursed stone. To be hacked out and re-pointed in natural lime point.
- WINDOWS AND DOORS:**  
 To be painted hard wood in heritage colour.
- GARAGE DOORS:**  
 To be up and over timber doors to look like traditional side hung framed ledged and braced doors.
- RAINWATER GOODS:**  
 To be black powder coated aluminium, square section on galvanised rise and fall brackets.
- NEW WINDOW SURROUNDS AND STONEMARK:**  
 All new cills, heads and jambs to be natural cut stone. Any replacement stonework to be to match adjacent existing in re claimed stone from site.



Ling Fields  
 Gargrave Road  
 Skipton  
 North Yorkshire  
 BD23 1UD  
 ☎: 01756 692900

Dwg No.: 392/ 3

Proposal: Planning Drawings  
 Bradley Hall Farm

Title: Proposed Plans & Elevations  
 Unit 4

Client:

Scale: 1 : 100

Date: Jan 2023

Produced by: JMA

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# Bradley Hall Farm

GOLDACRE LANE



Rev A 8:9:2023  
Site layout amended following highways consultation

Rev B 15:9:2023  
Site layout amended following more assessment.



Ling Fields  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD  
☎: 01756 692900

Dwg No.: 392/ 4 Rev B

Proposal: Planning Drawings  
Bradley Hall Farm

Title: Proposed Site Layout

Scale: 1 : 200

Date: Jan 2023

Produced by: JMA

## General Remarks

**Services:** It is understood that the property benefits from mains electricity and mains water connections. Heating for the farmhouse is via an oil fired central heating system. Drainage is via a water treatment plant.

**Construction Type:** Farmhouse – Stone under a slate roof.

**Building Safety:** Property includes former farmyard site with a variety of buildings and materials.

**Restrictive Covenants :** None known.

**Listed building :** The property is not Listed.

**Conservation Area / National Landscapes :** None known.

**Easement, and Wayleaves or Rights of Way :** None known.

**Footpaths / Bridleways :** We understand that there are no public rights of way which cross over the current property being marketed.

**Flooding :** The property is in Flood Zone 1.

**Planning:** The site benefits from planning consent under application number 11/23/0218. All your planning documentation to date can be found on the council planning portal website under application reference number 11/23/0218. Interested parties should satisfy themselves as to the planning documentation prior to submitting any offer or prior to exchange of any contracts on the property .

**Coal field / mining area:** Information obtained from the Local Authority and British Geological Survey: Located within coal mining reporting area.

### Communications:

Broadband: available in the area

Mobile signal: 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.

**Please note:** Amitstead 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.

**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

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

**Local Authority:** Hyndburn Council    **Council Tax:** Band D

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Simon Wells. 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:** outfit.sand..worthy

**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.

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

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead 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**



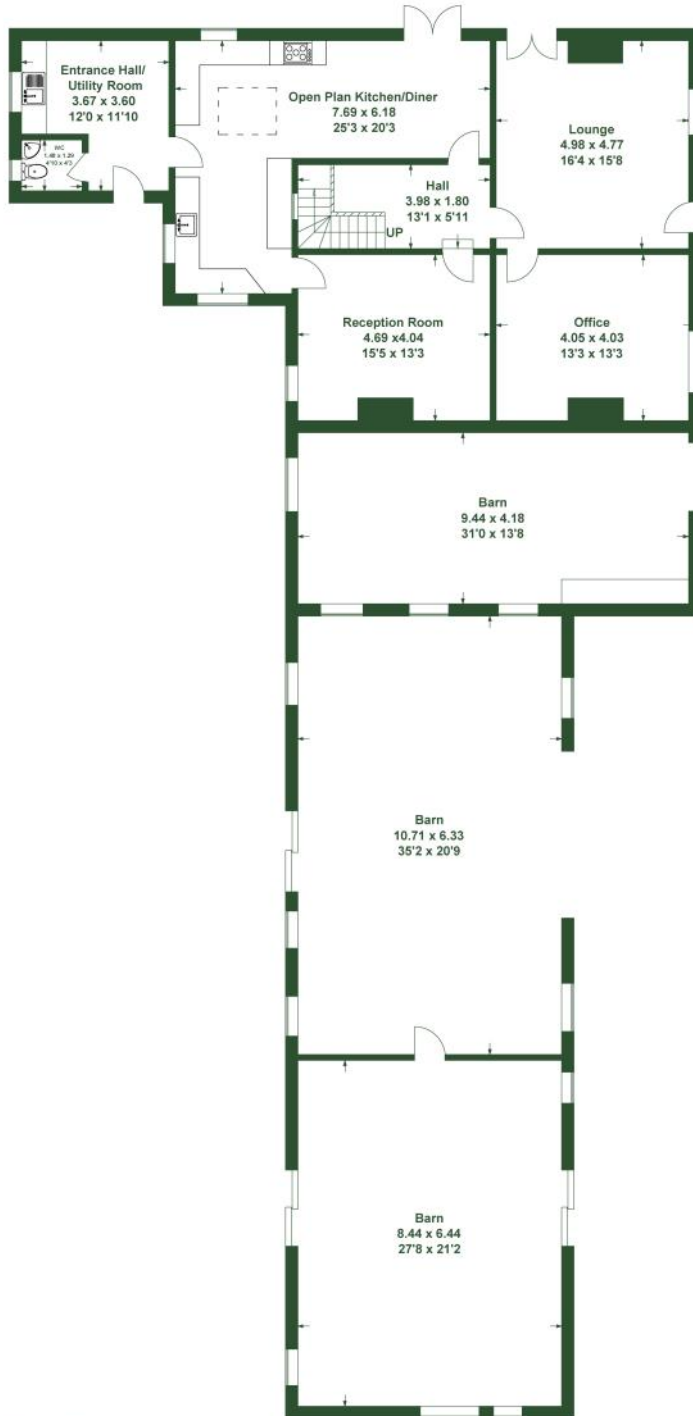
Approximate Gross Internal Area : 251.86 sq m / 2711 sq ft  
 Barn : 166.08 sq m / 1788 sq ft  
 Total : 417.94 sq m / 4499 sq ft



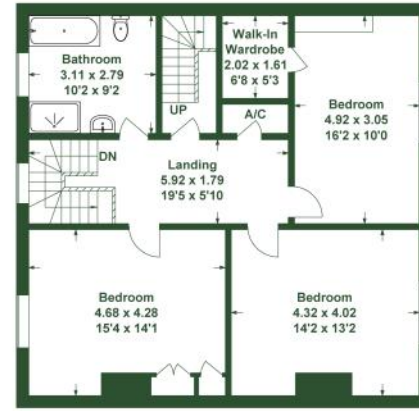
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media

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

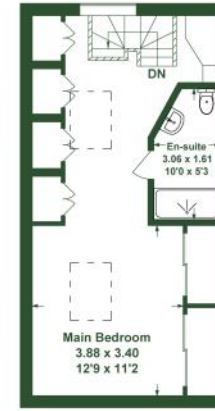
01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy 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.



Ground Floor



First Floor



Second Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## North Lancashire

Market Place, Garstang,  
Lancashire PR3 1ZA  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

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Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

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Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

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ribblevalley@abarnett.co.uk  
01200 411 155



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