



Hall I'th Wood Farm, Cowling Road, Chorley, PR6 9DZ

O.I.R.O. £950,000





Hall I'th Wood Farm

Cowling Road, Chorley, PR6 9DZ

Offers in the region of £950,000



3 Bedrooms



1 Bathroom



19.99 Acres

- Attractive smallholding extending to approximately 19.99 acres (8.09 hectares).
- Charming three-bedroom traditional stone farmhouse.
- Substantial detached stone barn with considerable conversion potential (subject to planning consents).
- Excellent range of ancillary buildings including stables, storage buildings and timber-framed cabins.
- Sought-after edge of village location offering both privacy and convenience.
- Excellent connectivity with easy access to the M61 and M6 motorway networks.
- Significant scope for extension, redevelopment and diversification opportunities (subject to the necessary consents).
- Delightful rural setting with attractive views across surrounding farmland and the Leeds & Liverpool Canal.





Hall I'th Wood Farm presents a rare opportunity to acquire a versatile and highly desirable smallholding comprising an attractive three-bedroom stone farmhouse, a substantial detached traditional stone barn, and a range of additional outbuildings, all set within approximately 19.99 acres (8.09 hectares) of land.

The property offers broad appeal to a variety of purchasers, including lifestyle buyers, equestrian users, small-scale farmers, investors and developers seeking a property with considerable potential. The combination of existing accommodation, useful buildings and surrounding land provides exceptional flexibility for a range of future uses, subject to obtaining the appropriate planning permissions.



Occupying an enviable rural position on the outskirts of Chorley, the property enjoys a peaceful setting with open countryside views while remaining exceptionally accessible. Excellent transport links provide swift access to the M61 and M6 motorway networks, placing Preston, Blackburn, Bolton, Manchester and Liverpool within convenient commuting distance.

The traditional stone barn represents a particularly attractive feature of the holding, offering significant scope for residential conversion, workshop space, equestrian facilities or a variety of other alternative uses, subject to consent. The additional outbuildings further enhance the property's versatility and provide opportunities for diversification, leisure, environmental projects or business ventures.



Accessed directly from Cowling Road, Hall l'th Wood Farm is a genuine lifestyle property, combining rural tranquillity with outstanding connectivity. Smallholdings of this scale and quality are rarely available, making this an exceptional opportunity to acquire a private and versatile rural holding in a highly accessible location.

The Farmhouse

The farmhouse is a characterful stone-built residence beneath a pitched slate roof, retaining a wealth of traditional features throughout. While well maintained, the property would benefit from a programme of modernisation, allowing an incoming purchaser to create a home tailored to contemporary tastes and requirements.



The accommodation includes an entrance porch, downstairs WC, kitchen with views across the garden and adjoining farmland, pantry, spacious living room with feature stone fireplace and wood-burning stove and an additional lounge with windows overlooking the front. A staircase leads down to a cellar providing useful storage space / further reception room with door leading to the rear and providing an additional external access. To the first floor are three bedrooms served by a family bathroom.

Externally, the property is complemented by lawned gardens with surrounding flower beds, mature trees and shrubs, together with a rear driveway and yard area providing access to the farm buildings.



Buildings

To the north of the farmhouse stands a substantial detached traditional stone barn beneath a pitched slate roof. The building retains many original features, including former cattle byers and loft areas. The main central barn is open to the eaves with access to the loft areas and offers excellent potential for conversion or alternative uses, subject to the necessary consents.

Beyond the barn is a useful range of former agricultural buildings, including brick, block and timber-framed structures providing useful storage, workshop and livestock accommodation. The buildings are arranged around a traditional farmyard setting with generous hardstanding and concrete yard areas.

Land

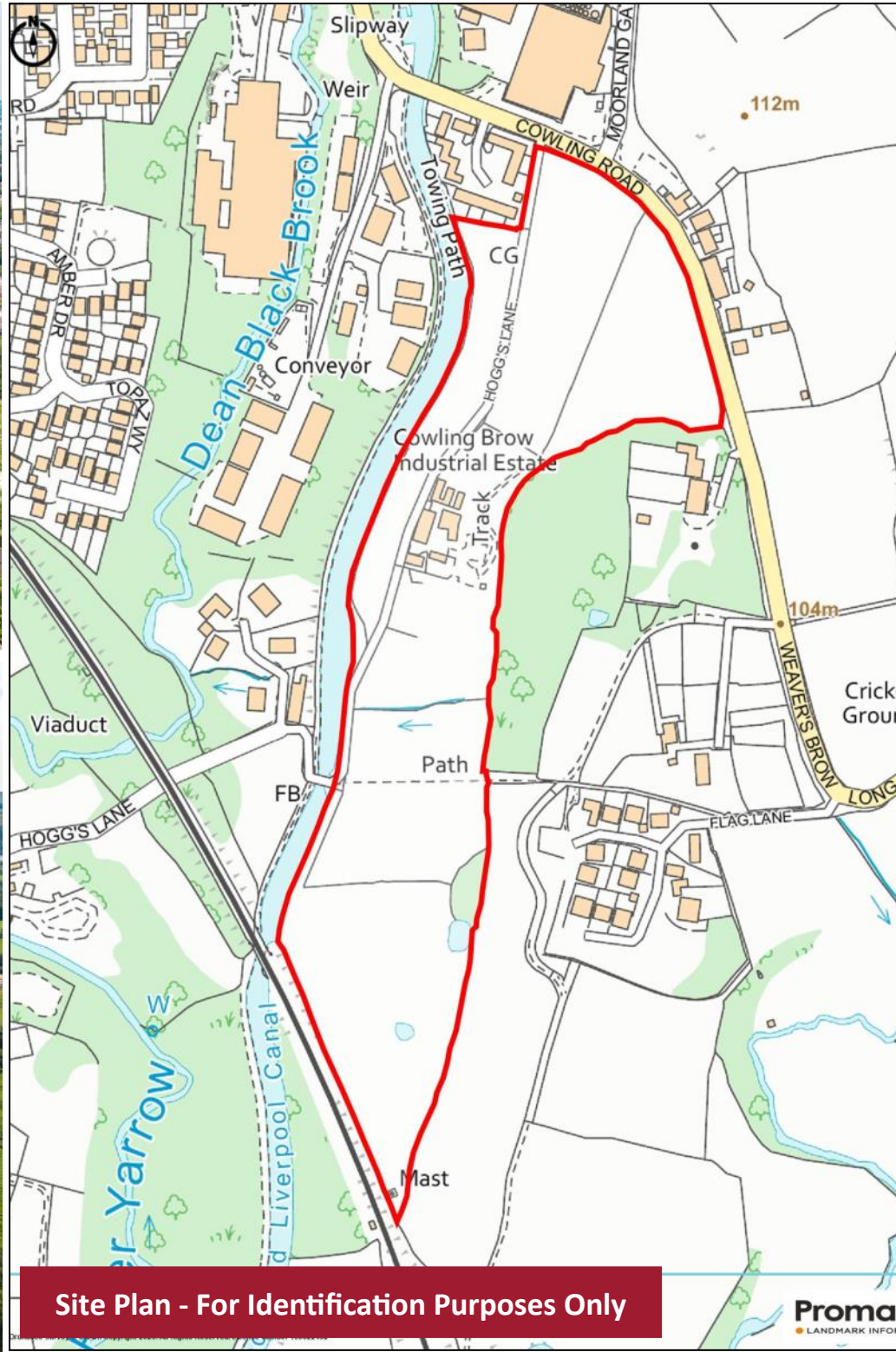
The holding extends to approximately 19.99 acres (8.09 hectares), including around 0.84 acres occupied by the farmhouse, gardens and farmyard. The remaining land comprises productive pasture and meadowland, classified as Grade 3 agricultural land and arranged in a number of well-defined field enclosures within a ring fence.

The land benefits from direct road frontage to Cowling Road and is served by an established stone access track running through the holding, providing convenient access to the various field parcels and buildings.

Smallholdings of this nature seldom come to the open market, and Hall l'th Wood Farm offers an outstanding opportunity to acquire a private rural property with land, buildings and considerable future potential in a highly desirable and accessible location.







General Remarks

Services: The property has the benefit of mains electricity and mains water. Drainage is via a septic tank. The septic tank is understood to be non-compliant with current regulations. Please note that no survey has been undertaken in relation to the septic tank drainage and the Buyer will be responsible for any upgrades required to the drainage system. The property currently operates a heating system via solid fuel (back boiler/water jacket on a wood burning stove), assisted via an electric water heater booster, positioned in the cellar. An emersion heater provides hot water for the property.

Parking allocated and number of spaces: Parking located within yard and driveway.

Construction Type: Farmhouse constructed of stone under a pitched slate roof. Buildings comprise a range of stone, block, brick and timber construction.

Building Safety: Property comprises a working farm.

Restrictive Covenants: None Known.

Listed building: The property is not Listed.

Conservation Area / National Landscapes: None Known

Easement, and Wayleaves or Rights of Way: It is understood that Electricity North West Ltd benefit from a wayleave in relation to electricity poles and lines, alongside an easement in relation to an underground electricity cable travelling through the agricultural land. It is understood that Cornerstone Telecommunications Infrastructure Ltd benefit from a right of way over the farm access trackway and through the agricultural land in order to access a Telecommunications Mast located within the southern corner of the agricultural land.

Footpaths / Bridleways: We understand that there are public rights of way which cross over the agricultural land and over the stone access track.

Flooding: The property has not flooded within the last 5 years. According to the Environment Agencys 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. Non Known.

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

Telecommunications Mast: A telecommunications mast is located to the southern corner of the holding. The mast site is registered under Land Registry Title LAN1689. It is understood that there is a lease to Cornerstone Telecommunications Infrastructure Ltd, dated 8th July 2025, with the lease having a 10 year term. The Current Site payment is £2,000 per annum.

Business rates: The Vodafone site number 37901 is subject to Business Rates.

Sporting and Shooting Rights: It is understood that all Sporting and Shooting Rights are included with the property.

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.

Probate: The property is currently progressing a Probate application. The property cannot Complete until formal Probate has been granted, therefore there may be a delayed property Completion.

Overage: The sale of the property will include the

provision of an Overage Clause for a period of 30 years should the land gain residential or commercial development, reserving a payment to the Vendor of 50% of the uplift in the increase in value of the land following the change of use. The trigger event will include the sale of the land following the grant of Planning Permission or the commencement of the development, whichever be sooner. The area including the farmhouse, garden, farmyard and buildings will be excluded from the Overage Clause.

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.

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 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: Chorley Borough 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: [///raibecame.untill](https://www.what3words.com/#!/en/raibecame.untill)

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

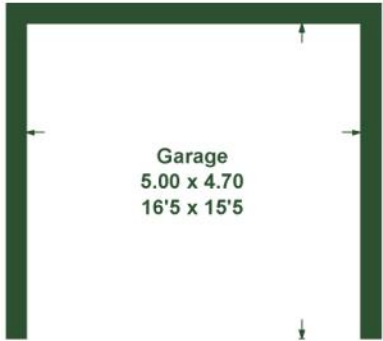
SUBJECT TO CONTRACT



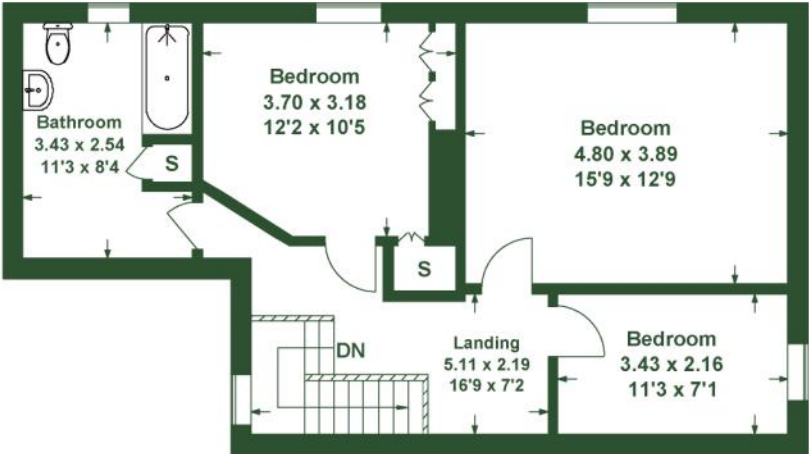
Farmhouse & Garage - Floorplan

For Identification Purposes Only

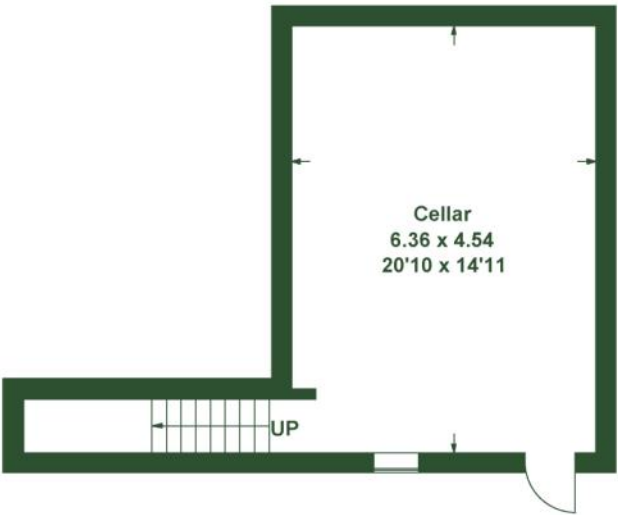
Approximate Gross Internal Area : 168.09 sq m / 1809 sq ft
Garage : 23.50 sq m / 253 sq ft



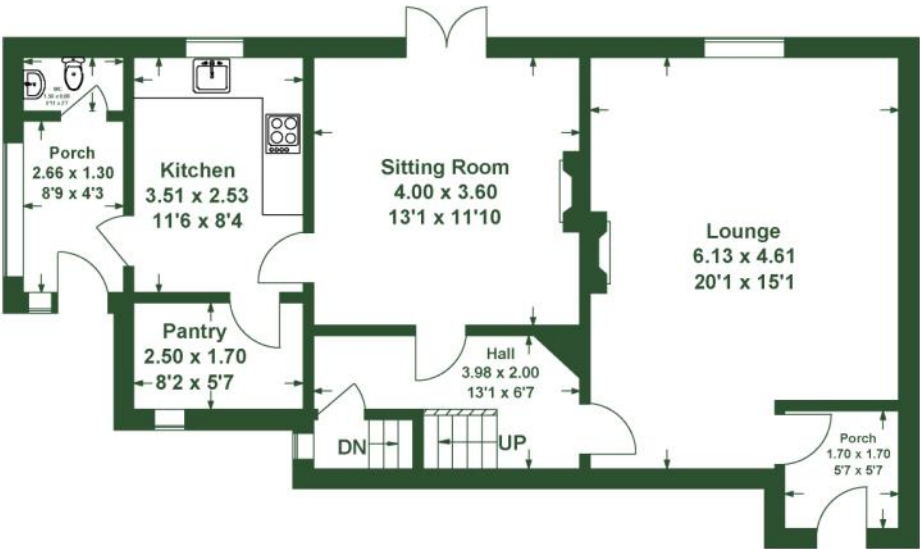
Garage



First Floor



Cellar



Ground 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		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	

Buildings - Floorplan

For Identification Purposes Only

Approximate Gross Internal Area : 696.40 sq m / 7496 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





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