



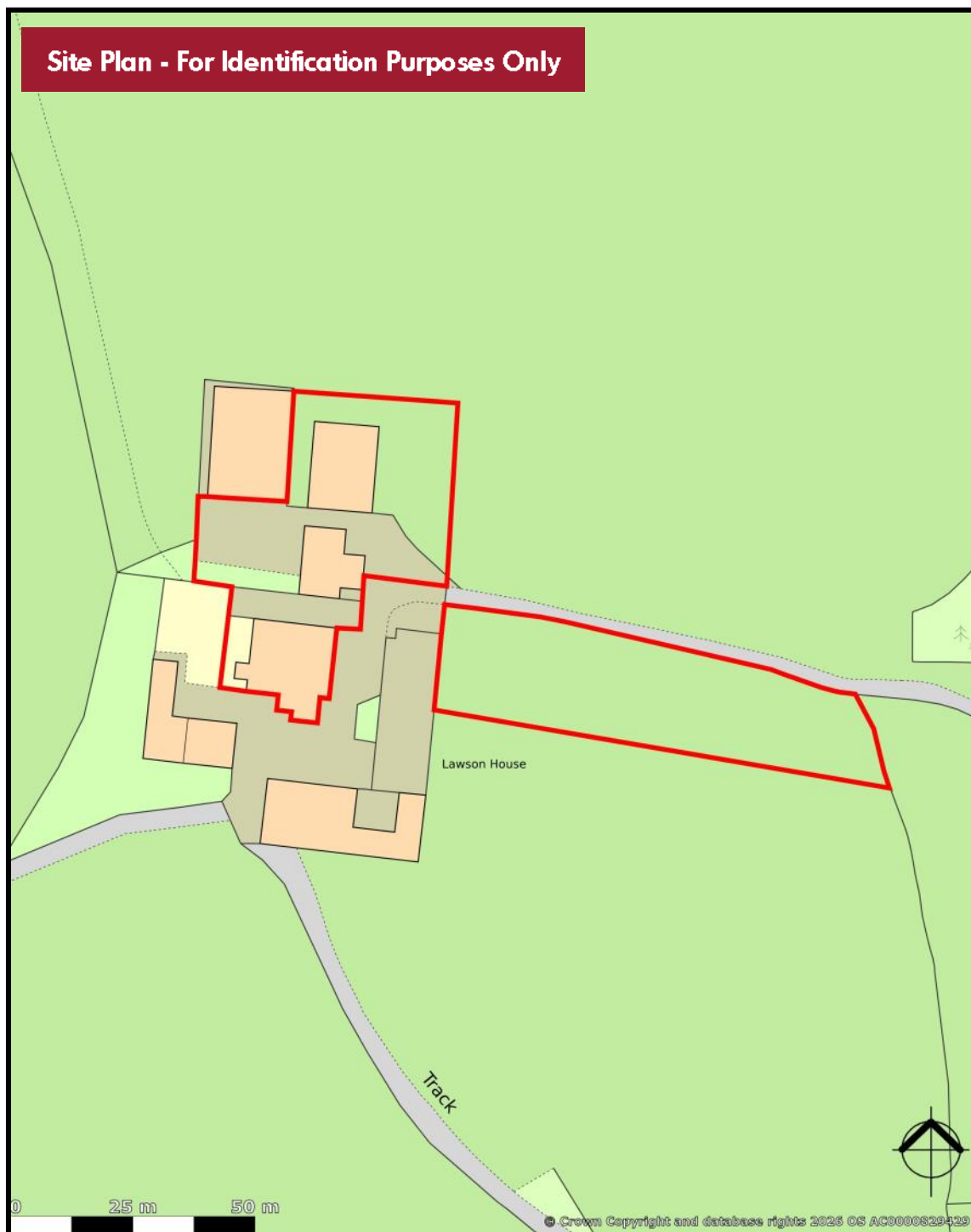
Barns at Lawson House Farm, Bolton by Bowland, Clitheroe,
BB7 4NJ

Offers Over £475,000





Site Plan - For Identification Purposes Only



Bams at Lawson House Farm, Bolton by Bowland, Clitheroe, BB7 4NJ

Offers Over £475,000

- Planning consent for conversion of the traditional stone barn into **two substantial residential dwellings**.
- Consent for a **detached three-bedroom holiday cottage** and further detached double garage.
- Site extends to approximately **1.0 acre (0.4 hectares)**.
- Stunning views across the surrounding Ribble Valley countryside towards the River Ribble.
- Exceptional rural setting between Bolton-by-Bowland and Sawley villages.
- Potential for amenity, lifestyle and equestrian use, subject to any necessary consents.
- Convenient access to Clitheroe, the A59 and the wider regional road network.



Rural development opportunity comprising a traditional stone barn with planning consent for conversion to two dwellings (with detached double garage), together with an agricultural building benefiting from planning consent for a detached holiday cottage, positioned in a total plot of 1.0 acre (0.4 hectares) or thereabouts.

Occupying an enviable rural position in the heart of the Ribble Valley, this substantial traditional stone barn and former agricultural building offer a superb opportunity to create a unique residential development in a highly desirable location.

The property benefits from full planning consent for the conversion of the existing stone barn into two substantial family homes, together with redevelopment of the existing timber-framed agricultural building to form a detached three-bedroom holiday cottage. The planning also allows for the construction of a separate double garage. The approved scheme successfully combines contemporary living accommodation with the retention of traditional agricultural character, creating a highly attractive development opportunity.

The property occupies a particularly attractive position between the highly regarded villages of **Sawley** and **Bolton-by-Bowland**, both renowned for their strong community atmosphere and excellent village amenities, including public houses, village halls and local services.

The market town of **Clitheroe** lies within easy reach, offering an extensive range of shops, schools, restaurants and leisure facilities, whilst the nearby **A59** provides convenient access to Preston, Skipton and the wider motorway network.





The site extends to approximately **1.0 acres (0.4 hectares)** and provides generous surrounding grounds with scope for landscaping, amenity space and potential equestrian pursuits, subject to any necessary consents.

The planning consent was granted under application 3/2021/0752 on 13th October 2021 with the proposed development comprising; **"Conversion of two existing agricultural barns to two dwellings and one holiday let; demolition of agricultural buildings and replacement with garage, including alterations to existing vehicular access"**.

Further amendments to the planning consent and approval of details reserved by conditions have been granted under application numbers 3/2023/0751 and 3/2023/0748. The full suite of planning documents can be reviewed on Ribble Valley Borough Council planning website. It is understood that the planning consent has been commenced and approved by Ribble Valley Borough Council as having made a material start



The approved plans and drawings currently provide for the conversion of the substantial traditional stone barn into two semi-detached residential dwellings. However, prospective purchasers may wish to explore amendments to the existing planning consent to create a single, exclusive and prominent residential dwelling of significant scale.



Under the current approved scheme, Unit 1 is arranged to provide an entrance hallway, open-plan kitchen/living/dining area, separate living room, utility room, and office at ground-floor level. The first floor comprises four double bedrooms, two of which benefit from en-suite facilities, together with two dressing rooms and a family bathroom.

Unit 2 is currently designed to provide an open-plan kitchen, dining and living area, along with a utility room and shower room on the ground floor. The first floor accommodation includes three bedrooms, two of which are served by dressing rooms, together with a family bathroom.

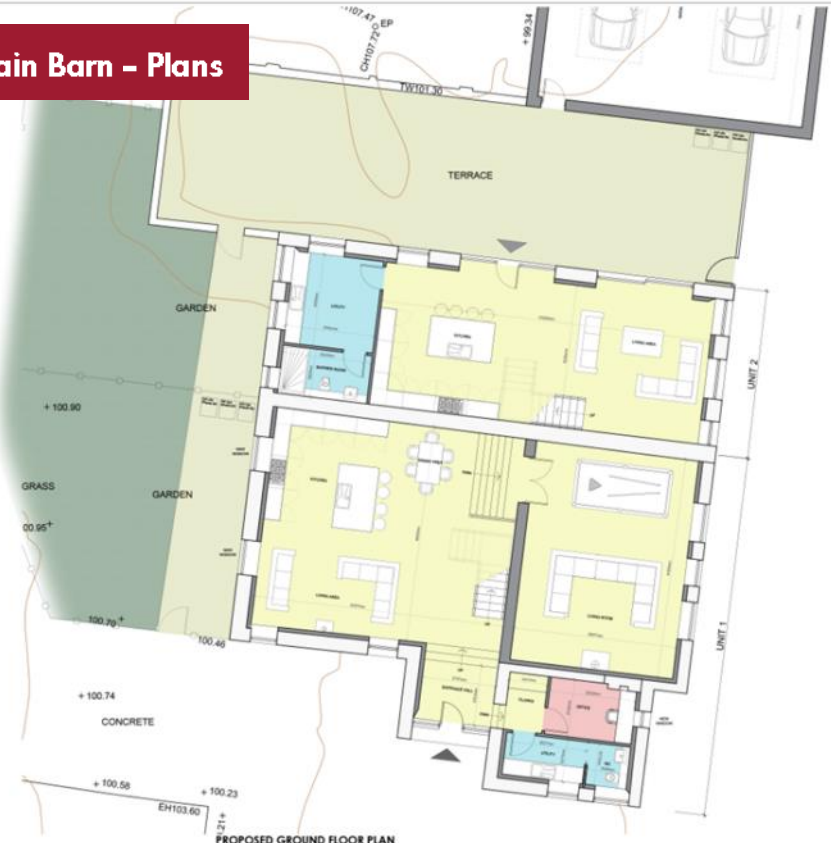
The approved holiday let accommodation comprises a single-storey property incorporating a utility room, open-plan kitchen/dining/living area, family bathroom, and three bedrooms, one of which benefits from en-suite facilities. Detailed drawings indicate that the holiday let will be constructed with a combination of natural stone walling and timber-clad elevations beneath a pitched slate roof, creating an attractive design that complements the character of the surrounding area.

Surrounding the barns, the total property sits within a total of 1.0 acres 0.4 (hectares), including a grassland paddock, offering amenity and equestrian potential.

The site is approached via a tarmac driveway leading directly from Bolton-by-Bowland Road and is shared with the neighbouring residential property.



Proposed Main Barn – Plans



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"



PROPOSED EAST ELEVATION
 (Scale: 1"=10')



PROPOSED SOUTH ELEVATION
Scale: 1/160



PROPOSED WEST ELEVATION
Source: J. Hill



PROPOSED NORTH ELEVATION

[illegible]

NOTE
 All latitudes and coordinates relative to (20°00'00"N, 1°E) using ICRF3 data.
 (Lower-defining edge of springing area observed at apparent position of focus)

11-10-2018

Alexander Iskender - main consultation

\$2,000.00

Client

Ms C Porter

Job Title

Lewson House Farm
bounded by Bowland Road
Sawley
Clitheroe
BB7 4NU

Drawing Title

Proposed Main Barn

Scale

1:100 @ A1

Date

March 2021

Designer

RBM

spa

SUNDERLAND PEACOCK ARCHITECTS

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5675 - P02

REV
A

Proposed Holiday Cottage & Garage - Plans *Holiday Cottage Plans amended by 3/2023/0751*



PROPOSED GROUND FLOOR PLAN SCALE 1:100



PROPOSED EAST FACING STREET SCENE SCALE 1:100



PROPOSED SOUTH FACING ELEVATION SCALE 1:100



PROPOSED EAST FACING ELEVATION SCALE 1:100



PROPOSED NORTH FACING ELEVATION SCALE 1:100



PROPOSED WEST FACING ELEVATION SCALE 1:100



PROPOSED EAST FACING ELEVATION SCALE 1:100



PROPOSED NORTH FACING ELEVATION SCALE 1:100



PROPOSED WEST FACING ELEVATION SCALE 1:100



PROPOSED SOUTH FACING ELEVATION SCALE 1:100

The drawing is to be read in conjunction with all relevant technical specifications and standards. The architect is to be notified of any discrepancies before proceeding. No part of this drawing, or drawings and details are to be checked or used. This drawing is subject to copyright. All work carried out under the terms of the contract shall remain the property of the architect and shall not be used for any other purpose without the written consent of the architect.

ABBREVIATIONS

AB Air Brick
CH Cable Height
CL Cover Level
EH Eaves Height
EP Electric Pole
GU Gully
MH Man Hole
RH Ridge/Roof Height
RWP Rain Water Pipe
TF Top of Fence
TW Top of Wall

NOTE
The drawing is to be read in conjunction with all relevant technical specifications and standards. The architect is to be notified of any discrepancies before proceeding. No part of this drawing, or drawings and details are to be checked or used. This drawing is subject to copyright. All work carried out under the terms of the contract shall remain the property of the architect and shall not be used for any other purpose without the written consent of the architect.

Client: Ms C Porter

Job Title: Lewson House Farm, Bottom by Bowland Road, Sawley, Clitheroe, B67 4NJ

Drawing Title: Proposed Unit 3 Plans and Elevations

Scale: 1:100 @ A1

Date: March 2021

Drawn by: RBM

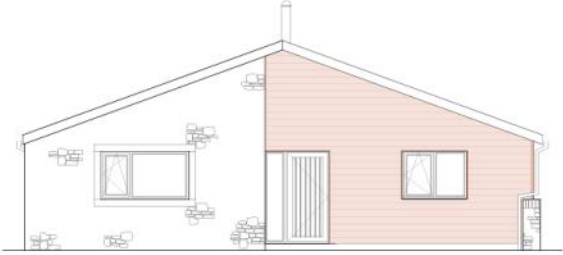
spa architects

SUNDERLAND PEACOCK ARCHITECTS

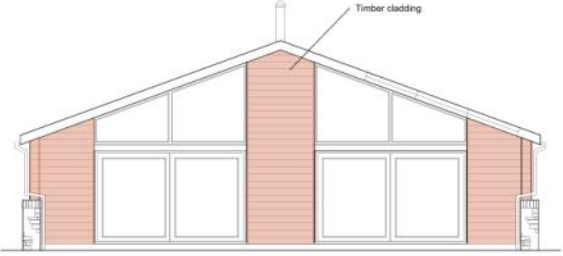
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Rev: A

Proposed Holiday Cottage - Plans



PROPOSED SOUTH ELEVATION Scale 1:50



PROPOSED NORTH ELEVATION Scale 1:50



PROPOSED EAST ELEVATION Scale 1:50



PROPOSED WEST ELEVATION Scale 1:50

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.



General Remarks

Services: Barn benefits from separate metered electricity connection. The Barn is connected to mains water which is metered with the neighbouring farmhouse and land. The vendor has obtained a quote for the installation of a new separate metered water connection for the Barn. BARN broadband cabling present, however broadband not currently connected.

Parking allocated and number of spaces: Parking available within yard and future double garage.

Construction Type: Barn constructed of stone under pitched slate roof. Agricultural building constructed of timber and sheet roof.

Building Safety: Buildings comprise former agricultural buildings.

Restrictive Covenants: None known.

Listed building: The property is not listed.

Conservation Area / National Landscapes: Located within Forest of Bowland National Landscape.

Easements, and Wayleaves or Rights of Way: The property benefits from a right of access over the Tarmacadam access road leading off Bolton by Bowland Road to the subject property, with the property having shared maintenance obligations. It is understood that the adjacent residential properties septic tank is located within the property boundary, however this is being moved by the vendor. The electricity meter for the adjacent barn is located in the corner of the grass field parcel and benefits from associated rights of access to inspect the meter.

Footpaths / Bridleways: We understand that a Public Right of Way (PROW) crosses over the farmhouse garden to the west. It is understood that an application is currently progressing with the Council to divert the PROW outside of the property boundary.

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.

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

Planning Consents: The site benefits from planning consents under Application number's 3/2021/0752, 3/2023/0751 and

3/2023/0748. All the planning documentation to date can be found on the Ribble Valley Borough Council planning portal under the above reference numbers. Interested parties should satisfy themselves as to the planning documentation prior to submitting any offer and prior to the exchange of contracts on the property.

Planning Consents affecting the property: This list is not exhaustive. The vendor is not aware of any additional planning consents (with the exception of the above) which affect the subject property.

Agricultural Building and Land: The agricultural building to the north of the yard is not included within the property sale. The southern elevation of the building will have the open doorways blocked up with a solid wall. The doors and gates will be moved onto the western elevation, opening away from the property. The adjacent agricultural land will be accessed via a new stone access track, travelling to the north of the property (to the north of the proposed holiday cottage). This new access track is to be constructed before June 2027, after which there will be no agricultural access to the farmyard.

Tenancy Agreement: The grassland field parcel is subject to a Farm Business Tenancy (FBT) agreement, which is due to expire on 30th April 2027.

Coal field / mining area: Information obtained from the Local Authority and British Geological Survey. The property is not known to be within a coal field/mining area.

Communications :

Broadband: Available in the area. Mobile signal: Available in the area. BARN: Vendor advised that connection of BARN broadband cabling will be available.

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.

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: Ribble Valley

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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location: [//oath.apparatus.gourmet](https://www.what3words.com/#/oath.apparatus.gourmet)

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

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT





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