

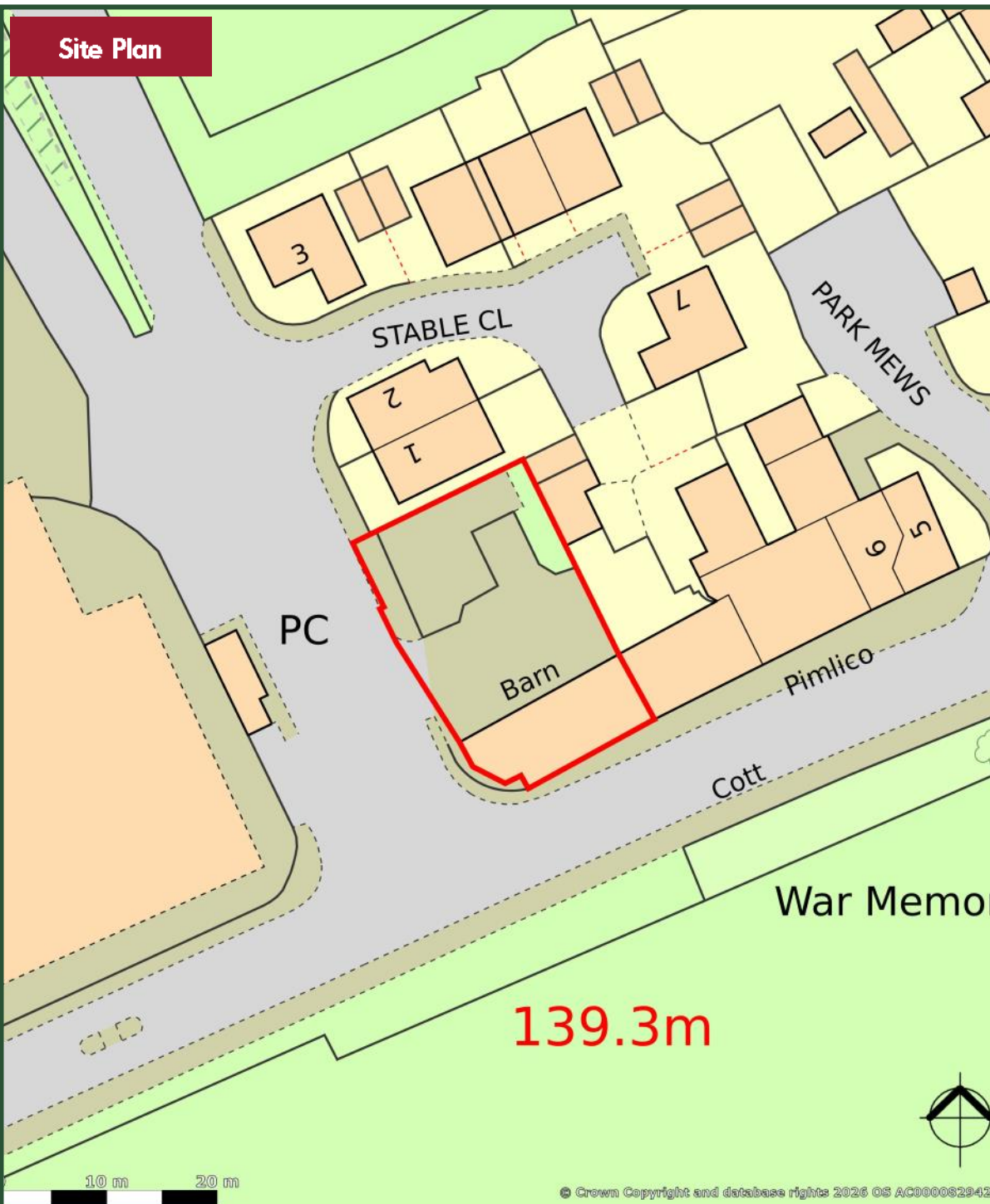


Pimlico Barn, Mill Lane, Gisburn, Clitheroe, BB7 4LN

O.I.R.O. £335,000



Site Plan



Pimlico Barn

Mill Lane, Gisburn, Clitheroe,
BB7 4LN

Offers in the region of £335,000

Commercial Premises & Residential Development Opportunity

- Rare commercial and residential development opportunity
- Characterful stone barn with flexible commercial accommodation
- Planning consent for a detached two-bedroom dwelling with garage and store
- Extensive rear yard and hardstanding providing parking, storage and operational space
- Potential for further residential conversion or redevelopment, subject to planning
- Prominent location adjoining Mill Lane and the A59 in Gisburn



Pimlico Barn

An exciting opportunity to acquire a substantial and versatile commercial premises together with a residential development plot, benefiting from planning consent for the erection of a detached two-bedroom dwelling.

The area outlined in red on the accompanying site plan extends to approximately 0.11 acres, or thereabouts, providing an unusually spacious development opportunity within the centre of Gisburn, also occupying a prominent and accessible position adjoining Mill Lane and the A59,

The property comprises a semi-detached former traditional stone barn which has previously been utilised as a substantial and versatile commercial premises, providing showroom, office and storage accommodation. The property retains a number of attractive traditional features, offering an appealing combination of character and practical commercial space.

To the rear of the barn is a substantial hardstanding and concrete yard area, which benefits from planning consent granted by Ribble Valley Borough Council under Planning Application 3/2026/0172. The consent provides for the erection of a detached two-bedroom dwelling together with a detached single garage and store.

Commercial Barn

The existing commercial premises offer considerable scope for continued commercial occupation, alternative commercial uses or potential redevelopment, subject to obtaining any necessary planning and statutory consents. The property may also offer significant potential for residential conversion of the existing stone barn, subject to the requisite planning permissions. The property was previously occupied by a specialist stove company and has historically been used as a specialist showroom with associated office and storage accommodation.

Externally, the extensive rear hardstanding and concrete yard provides valuable additional space for storage, loading, parking, and general operational requirements associated with the premises.



Residential Development Plot

The hardstanding yard benefits from planning consent for the construction of a detached two-bedroom residential dwelling.

The approved accommodation would provide for an entrance hallway, lounge, kitchen/diner and WC to the ground floor. To the first floor would be two bedrooms and a family bathroom.

Externally the property would also benefit from a detached garage, store and associated garden/amenity space.

There may be potential for an incoming purchaser to seek amendments to the existing planning consent, including the possibility of creating a larger residential dwelling through the incorporation and conversion of the existing stone barn.

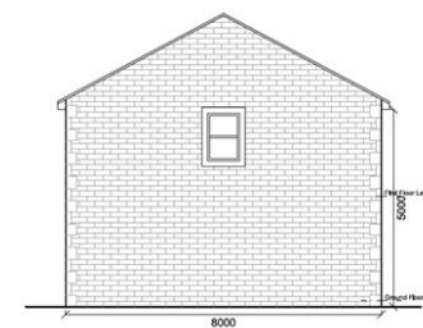
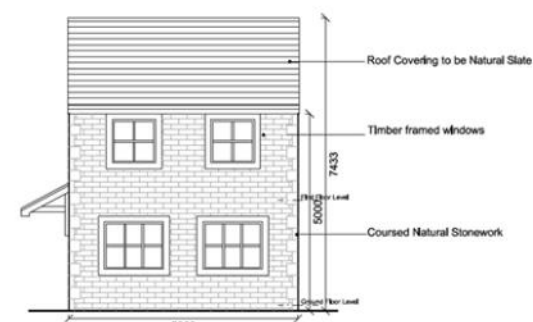
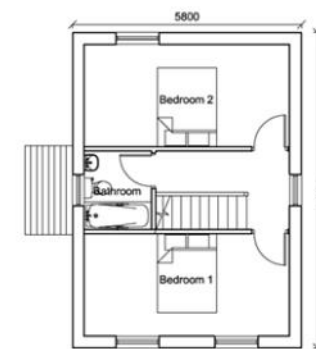
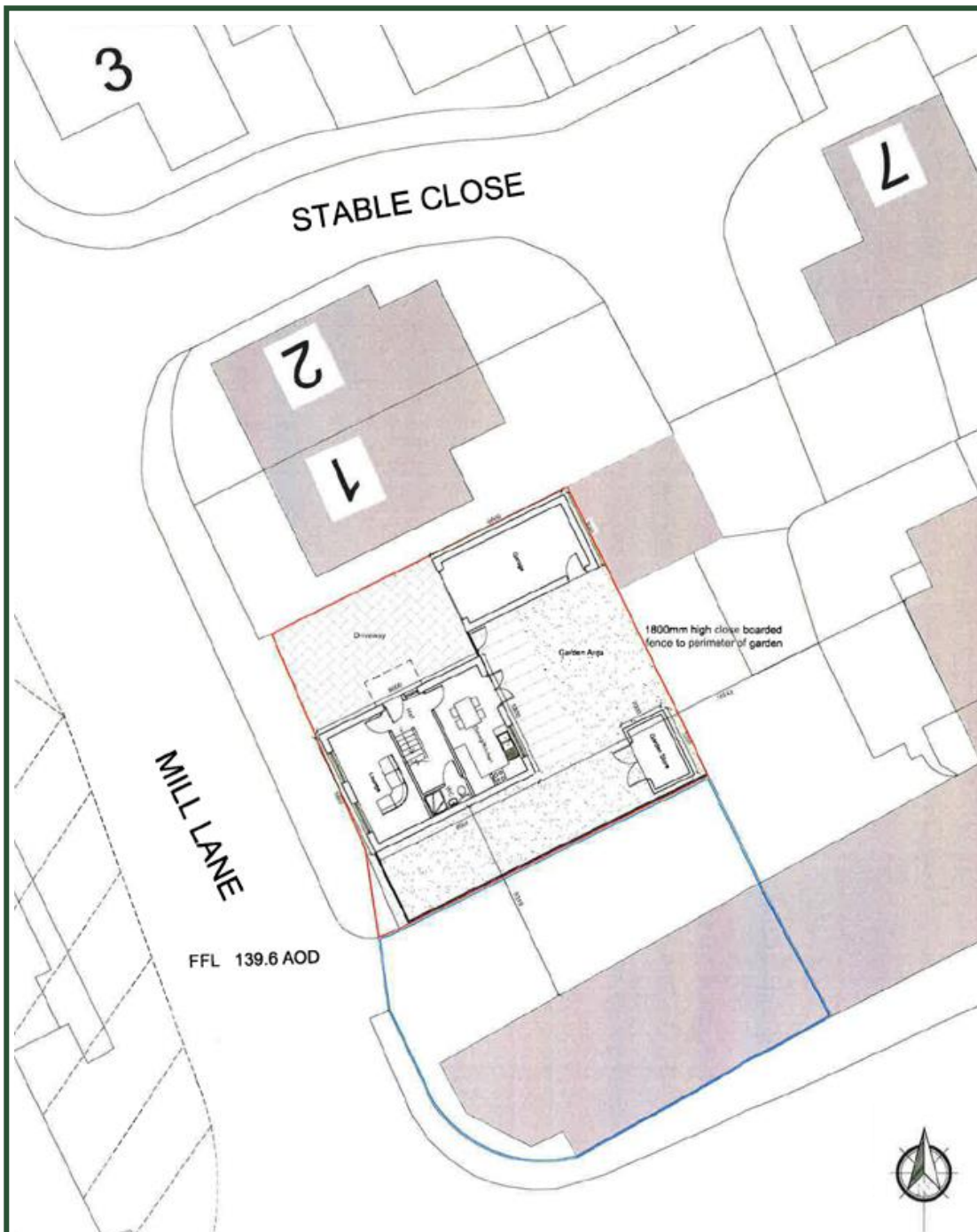
Commercial premises incorporating a consented residential development opportunity of this nature, within a sought-after Ribble Valley village location are rarely offered to the market

Pimlico Barn represents a particularly versatile opportunity for an owner-occupier, investor, developer or business, offering the potential to combine an established commercial premises with a residential development opportunity and / or substantial ancillary yard space.

The property also provides scope for future enhancement, including potential residential conversion or redevelopment, subject to planning.

This is a rare opportunity to acquire a characterful commercial property with ancillary land and an existing residential planning consent





Proposed Site Plan - For Identification Purposes Only

Proposed Property Plans - For Identification Purposes Only

General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity.

Parking allocated and number of spaces: Parking available on the rear yard for several vehicles.

Construction Type: Barn constructed of stone under a pitched roof.

Building Safety: Non known.

Restrictive Covenants: Non known.

Listed building: The property is positioned adjacent to a Grade II Listed property (Pimlico House).

Conservation Area / National Landscapes: Pimlico Barn is located within the Gisburn Conservation Area boundary.

Easement, and Wayleaves or Rights of Way: Non known. Property accessed directly off the highway.

Footpaths / Bridleways : Non 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.

Planning: The site benefits from Planning Consent under Application No: 3/2026/0172. All the Planning Documentation to date can be found on Ribble Valley Borough Council website under Application No: 3/2026/0172. Interested parties should satisfy themselves as to the Planning Documentation prior to submitting any offer and prior to exchange of contract on the property.

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

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.

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: Amitstead 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

Business Rates: Rateable Value: £8,500 - Local Council Reference: 0260900014000

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: ///brightens.fleet.lightens

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

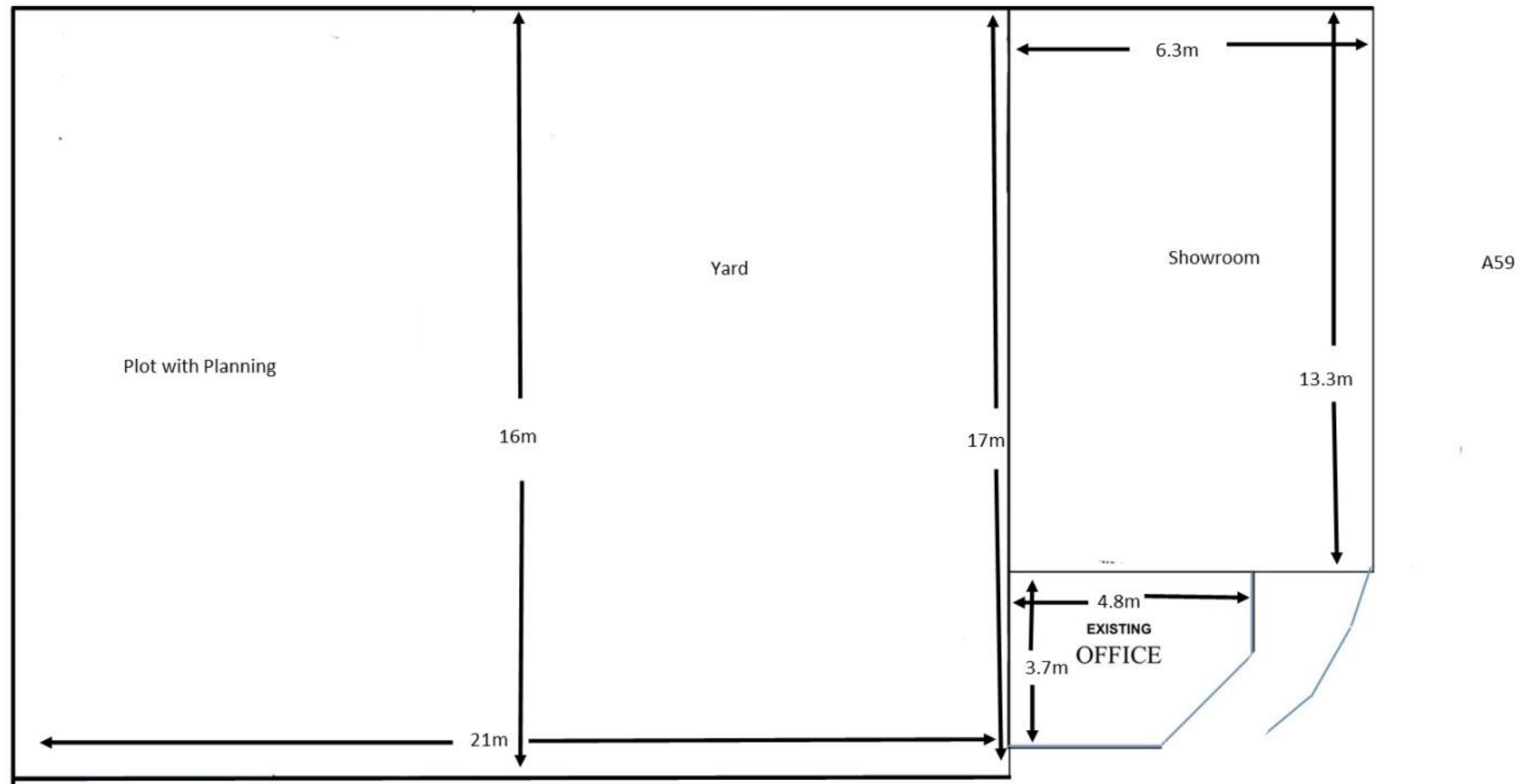
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Amitstead 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

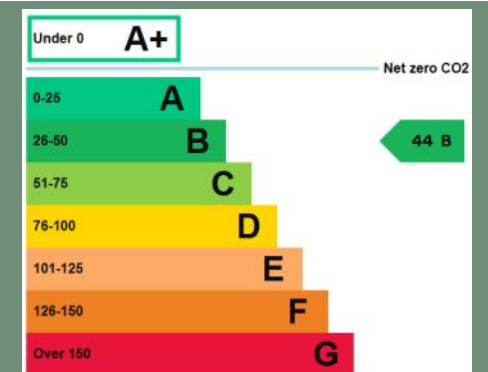




Floor & Yard Plan - For Identification Purposes Only

Amritstead 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 Amritstead 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 Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.





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