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DAVID HILL



## **West Pasture Barn Pasture Lane Barrowford BB9 6QY**

An exciting opportunity to acquire a substantial detached stone barn benefitting from full planning permission for conversion to create a generous four bedroom family home with gardens and private parking.

Convenient rural position with a pleasant southerly aspect overlooking open countryside on the edge of Barrowford, within easy reach of the M65 motorway.

*Up to 9.46 acres of land available for sale by separate negotiation.*

**Guide Price £275,000**



# West Pasture Barn Pasture Lane Barrowford BB9 6QY

• Barrowford 0.8 miles • Colne 2.5 miles • Skipton 14 miles • Clitheroe 10 miles • Blackburn 16 miles • Manchester 30 miles

## Location

The property is situated in open countryside less than a mile away from the popular village of Barrowford. The village sits on the confluence of two rivers, Pendle Water and Colne Water and is also on the Leeds Liverpool Canal. The village has numerous independent shops, a well regarded primary school and a doctors surgery. The nearby larger town of Colne provides a more comprehensive range of services and excellent transport links by rail and road with access to the M65 motorway.

## Description

The property comprises a traditional detached stone barn providing a wonderful opportunity to create a generous country residence.

West Pasture Barn borders open countryside enjoying a delightful southerly aspect with views over the surrounding farmland towards Barrowford and the valley beyond.

The property is approached from Pasture Lane via a private shared track which also provides access to neighbouring West Pasture Farm.

A thoughtful scheme has been produced for the conversion of the barn to a single dwelling with the approved layout providing fabulous living space centred around an impressive open plan kitchen/dining/Living area on the ground floor and four double bedrooms with two en-suite on the first floor.

Externally the property will have a pleasant curtilage including an adjoining stone store to the south eastern gable, provision for gardens and private parking.

## Planning

A sympathetic scheme prepared by the planning team at David Hill LLP for the conversion of the stone barn to a single dwelling was approved by Pendle Council under Application Reference: 24/0067/FUL dated 11<sup>th</sup> April 2024.

The approved scheme provides the following accommodation;

### Ground Floor

Hall with cloakroom, Snug, office open plan kitchen/dining/living room and separate utility.

### First Floor

Landing, bathroom, Bedroom 1 (en-suite), Bedroom 2 (en-suite) and two further bedrooms.

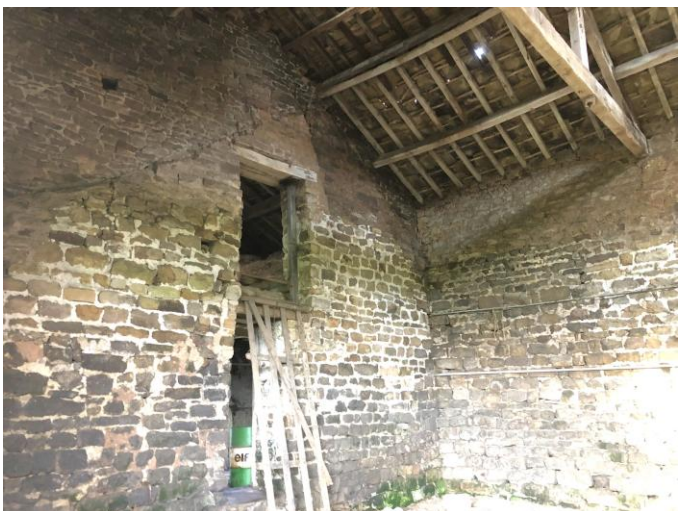
Total approximate gross internal floor area – 223m<sup>2</sup> (2400 ft<sup>2</sup>)

## Additional Land and Property

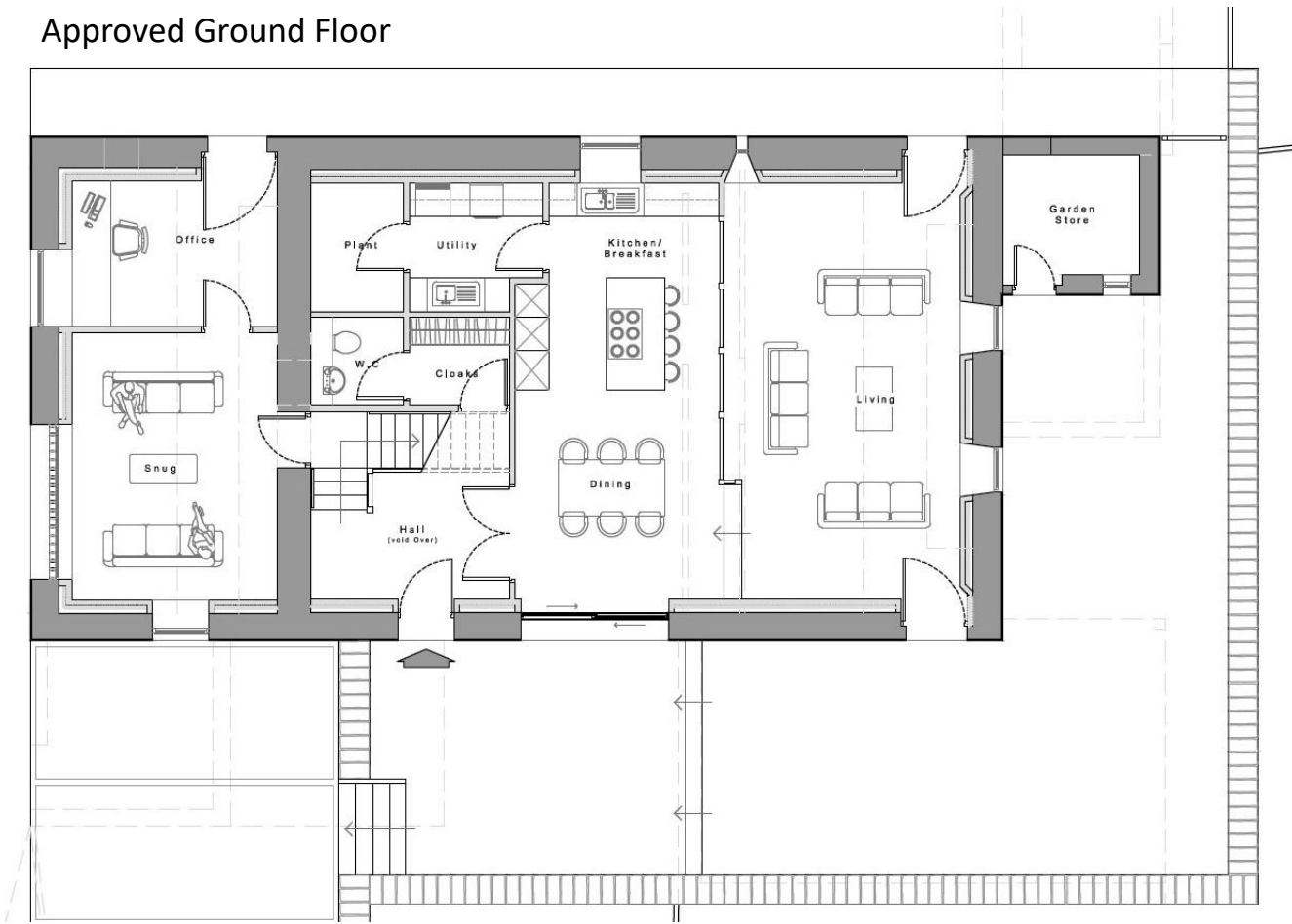
For those requiring land, there is approximately 3.82 hectares (9.46 acres) extending to the south-east which is available for sale by separate negotiation.

## General Notes

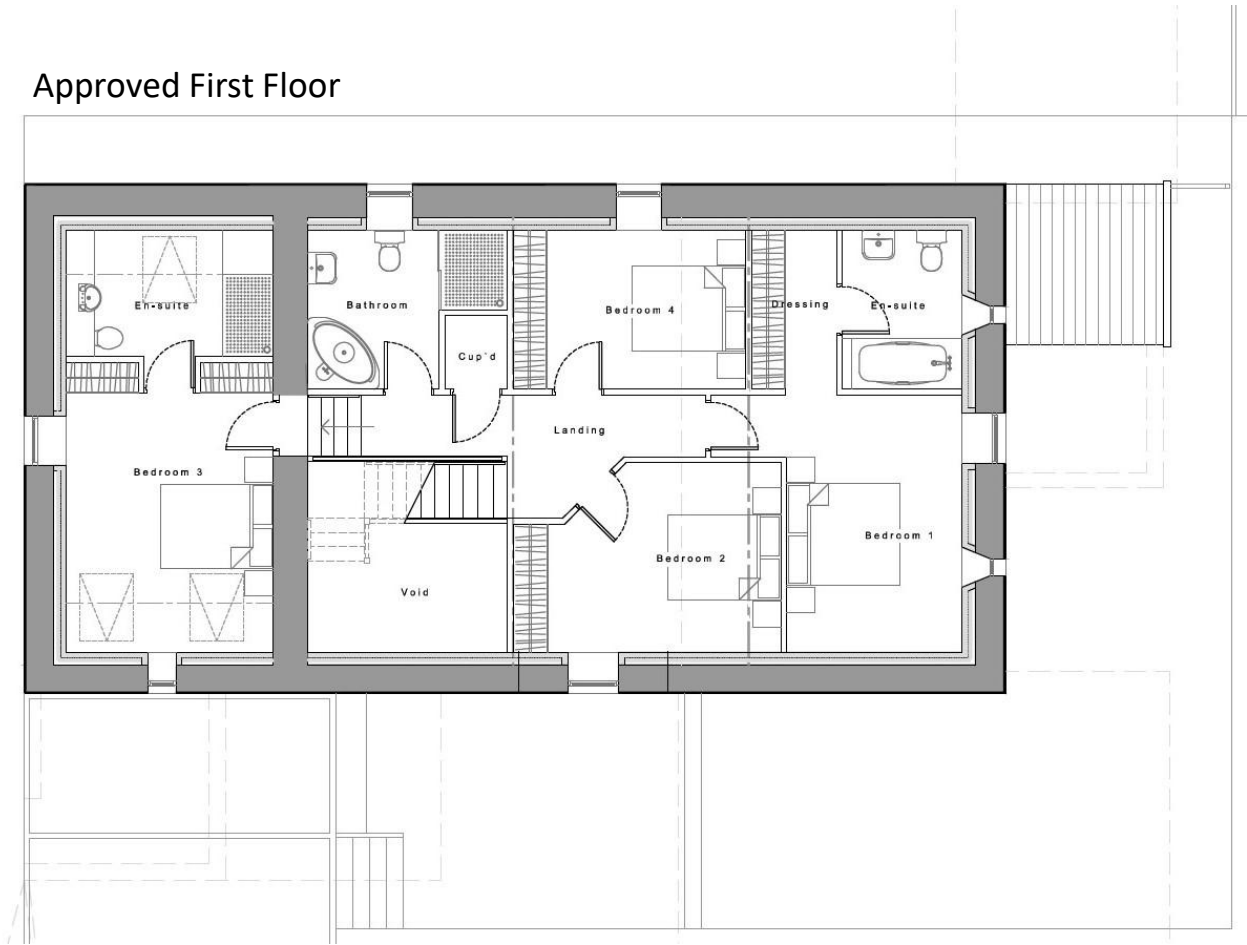
1. The buyers will be responsible for erecting all new boundaries as required and for the future repair and maintenance of boundaries as indicated by T marks in the usual way.
2. The purchaser will be solely responsible for undertaking the improvements and works to the entrance and access track in accordance with the approved scheme under planning permission 24/0067/FUL dated 11<sup>th</sup> April 2024.
3. West Pasture Farm and the retained land will have a right of way over the section of access track shown coloured brown and will contribute to the maintenance of this section.
4. Where required, the purchasers will be granted rights and easements to install/lay services including pipes, cables, drainage systems and surface water soakaways within the retained land.

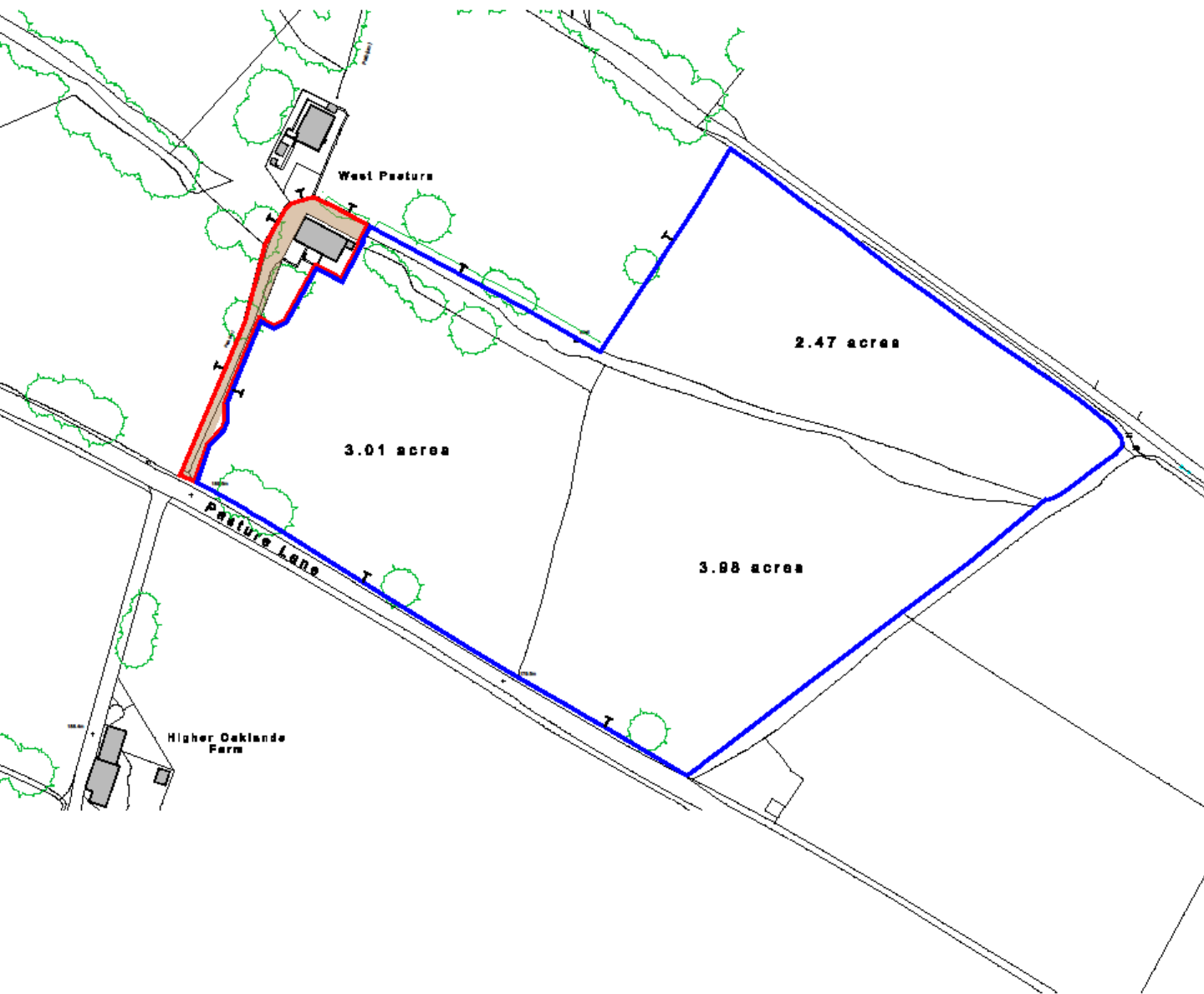


Approved Ground Floor



Approved First Floor





### Services

There are currently no services to the property. Prospective purchasers are responsible for making their own enquires and establishing the costs involved.

### Tenure

**Barn**  
Freehold. Vacant possession on completion.

### Additional land

Subject to Farm Business Tenancy terminating on 30 November 2025.

### Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.  
Public footpaths run in close proximity to the property.

### Energy Rating

Exempt

### Viewings

Strictly by appointment through the selling agents. Due to their dangerous condition the buildings must not be entered.

### Directions

From Colne head south west on Vivary Way towards the M65 motorway and Boundary Mill. At the lights on the junction (Lloyd BMW) turn right signed to Barrowford (B6247) and continue for about 1.40 miles to the T junction at the George and Dragon Inn and turn left onto Gisburn Road (A682). After about 300 metres turn right onto Pasture Lane signed Rough Lee and continue for about 1km heading out of the village. The entrance to West Pasture Barn can be found on the right. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.