



## Detached Barn with Planning Permission for Conversion into Four Units in Superb Rural Location.

### FOR SALE

**SABDEN OLD HALL FARM  
WELL HEAD ROAD  
NEWCHURCH-IN-PENDLE  
BURNLEY  
LANCASHIRE  
BB12 9LR**

**6,000 Sq Ft (557.4 Sq M)**

- An opportunity to purchase an unique development in an area of outstanding natural beauty .
- Original stone barn with open aspect.
- 10 minute drive of the Nelson / Padiham bypass (A671)
- Existing planning consent reference 22/0060/FUL
- Planning for 3 x 4 beds and 1 2x bed with gardens and garages

### Location

Sabden Old Hall Farm Barn is situated just off Well Head Road Newchurch in Pendle. The property is conveniently located for access into Barrowford a popular residential location with a variety of amenities including a Booths supermarket, Bars and Restaurants. Junction 12 of the M65 is approximately 3 mile drive providing excellent access onto the national motorway network.

The property is in an idyllic setting with open rural views, yet convenient for most amenities.

### Description

A detached barn of stone construction with a stone flagged roof. The barn is currently open plan and has consent for conversion into 4, 3 three-storey town houses and 1 two-storey property.

The three storey properties offer four bedrooms each property is 165 sq. m, the two storey property offers two bedrooms and is 62 sq. m.

Proposed plans indicate that the properties will have the benefit of gardens and a garage.

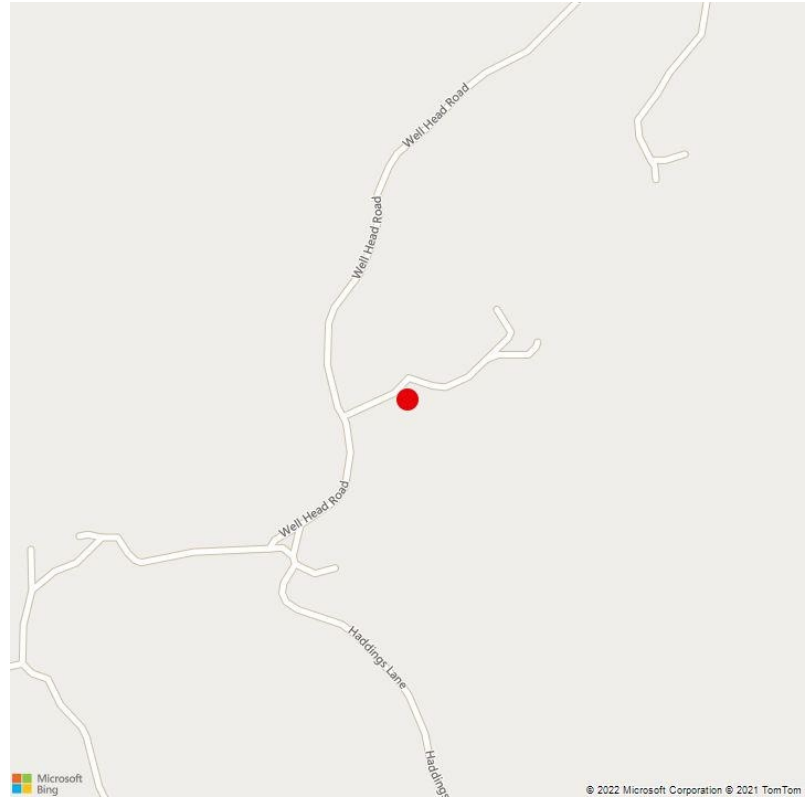
There are at present some single storey attached buildings - these are to be removed. Access is from Well Head Road and the current road is to be diverted as indicated on the plan to improve accessibility.

The proposed dwellings are as follows:

- Property 1 - Three Storey - four bedrooms 165 sq.m
- Property 2 - Three Storey - four bedrooms 165 sq.m
- Property 3 - Three Storey - four bedrooms 165 sq.m
- Property 4 - Two storey - three bedrooms 62 sq.m

### Planning

The property has planning permission for the demolition of the existing single storey cattle sheds and conversion into four dwellings including the re-routing of the existing road. Application 22/0060/Full. A copy of the application can be viewed on [https:// Pendle.gov.uk/planning](https://Pendle.gov.uk/planning)



**Price**

£550,000 (five hundred and fifty thousand pounds)

**Services**

We are advised that mains electricity and water are either in the barn or close by.

**Services Responsibility**

It is the prospective purchaser's responsibility to verify that all services and systems are in working order, and are of adequate capacity and suitable for their purpose.



**Additional Information**

**Legal Costs**

Each party is responsible for their own legal costs.

**VAT**

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

**Viewings**

Petty Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

