



Substantial Detached Barn With Planning For Conversion Into Four Units With One New Build

FOR SALE

**PARK HILL FARM BARN
GISBURN ROAD
BARROWFORD
NELSON
LANCASHIRE
BB9 6AJ**

8,081 Sq Ft (750.72 Sq M)

- Opportunity to purchase a prestigious development with great potential.
- Close to the M65 motorway.
- Popular residential location.
- Close to local amenities.

Location

The property is situated off Gisburn Road (A682) and is accessed by a private roadway at Higherford Bridge on the outskirts of Barrowford village centre. Barrowford is extremely popular as a residential location and also offers a good variety of amenities including Booths supermarket and a series of quality clothing shops, chemists, bars and restaurants. Junction 12 of the M65 motorway is an approximate 2 mile drive offering ease of access to the national motorway network.

Description

A detached barn of stone construction, with a stone flagged roof. At present the barn has been divided and provides hay bale storage and shippens for the adjoining farm. The property to the rear over looks Pendle Water and to the front there is access via a private road.

Planning permission has been obtained for the conversion of the original barn into four substantial dwellings together with the demolition of an existing stone built outbuilding and the replacement with a single storey (bungalow) property.

The proposed dwellings are as follows:

Unit 1

(3 Bed): GF - 89m (957 ft) FF - 68m (731 ft)

= 157m (1689 ft)

Unit 2

(3 Bed): GF - 94m (1011 ft) FF - 80m (861 ft)

= 174m (1872 ft)

Unit 3

(2 Bed): GF - 83m (893 ft) FF - 54m (581 ft)

= 137m (1474 ft)

Unit 4

(3 Bed): GF - 118m (1270 ft) FF - 77m (829 ft) = 195m (2099 ft)

Unit 5

(2 Bed): GF - 88m (947 ft)

Planning

The property is within a Conservation Area. Planning permission was approved on 13th August 2019 (ref 19/0361/FUL), for the conversion and extension of the barn to form 5 dwelling houses. A copy of the application is available and can be viewed on <https://www.pendle.gov.uk/planningw.pendlecouncil.co.uk>.



Price

Offers over £450,000 (four hundred and fifty thousand pounds).

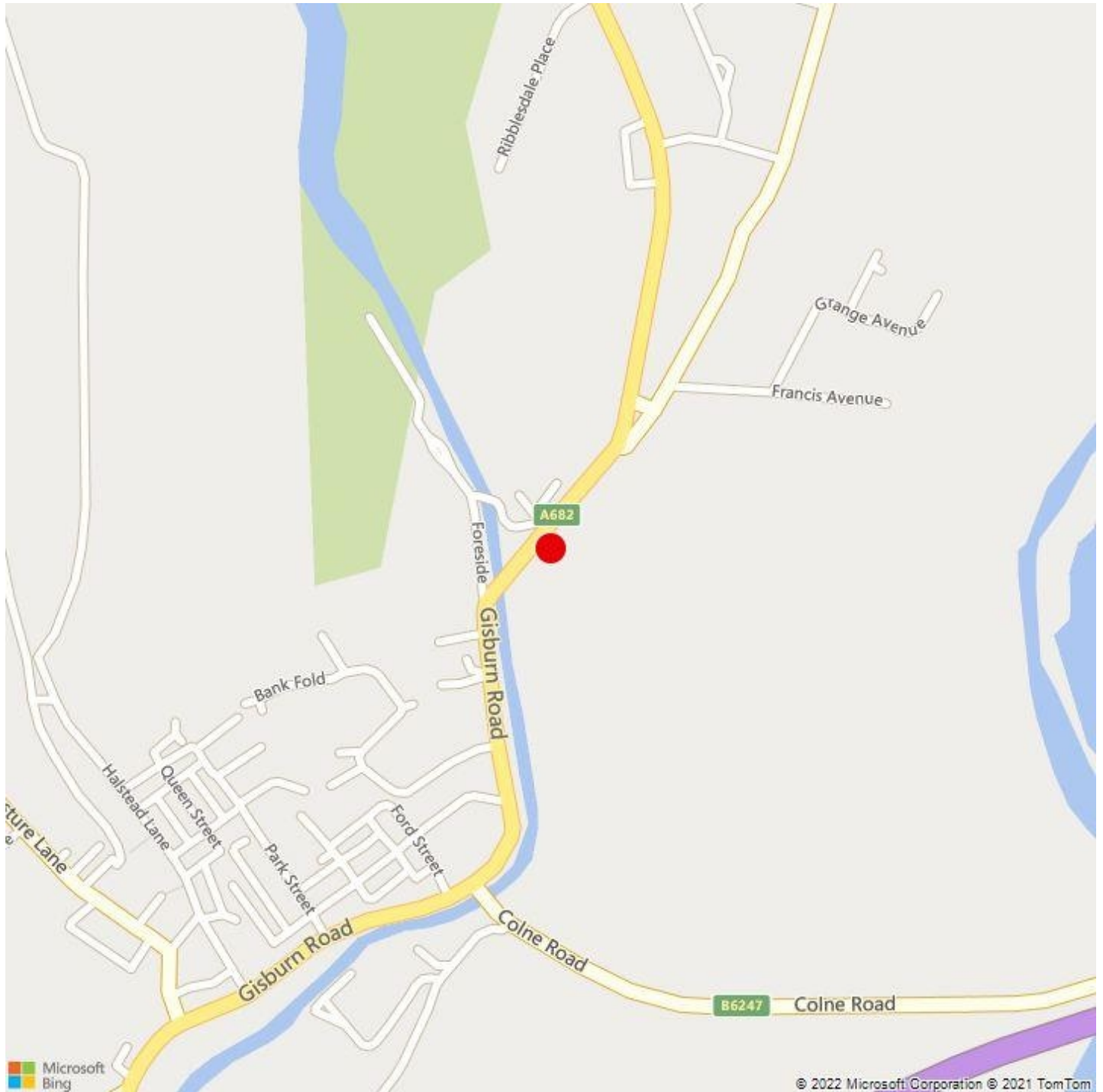
Services

We are advised that all mains services are either in the barn or close by.

Services Responsibility

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





Additional Information

Viewings

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

VAT

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

