



SUBSTANTIAL DETACHED BARN WITH PLANNING FOR CONVERSION INTO FOUR UNITS WITH ONE NEW BUILD

FOR SALE

Park Hill Farm Barn
Off Higherford Bridge
Gisburn Road
Barrowford
BB9 6 AJ

Proposed development
Size: 750.72 sq.m 8,081 sq.ft

- **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.

ACCOMMODATION

The proposed dwellings are as follows:

Unit 1

(3 Bed): GF - 89m² (957 ft²) FF - 68m² (731 ft²)
= 157m² (1689 ft²)

Unit 2

(3 Bed): GF - 94m² (1011 ft²) FF - 80m² (861 ft²)
= 174m² (1872 ft²)

Unit 3

(2 Bed): GF - 83m² (893 ft²) FF - 54m² (581 ft²)
= 137m² (1474 ft²)

Unit 4

(3 Bed): GF - 118m² (1270 ft²) FF - 77m² (829 ft²) =
195m² (2099 ft²)

Unit 5

(2 Bed): GF - 88m² (947 ft²)

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/planning>

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.

TENURE

Freehold.

PRICE

£525,000 (five hundred and twenty-five thousand pounds)

VIEWING

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