

Thorns Farm
Off Inchfield Road, Walsden



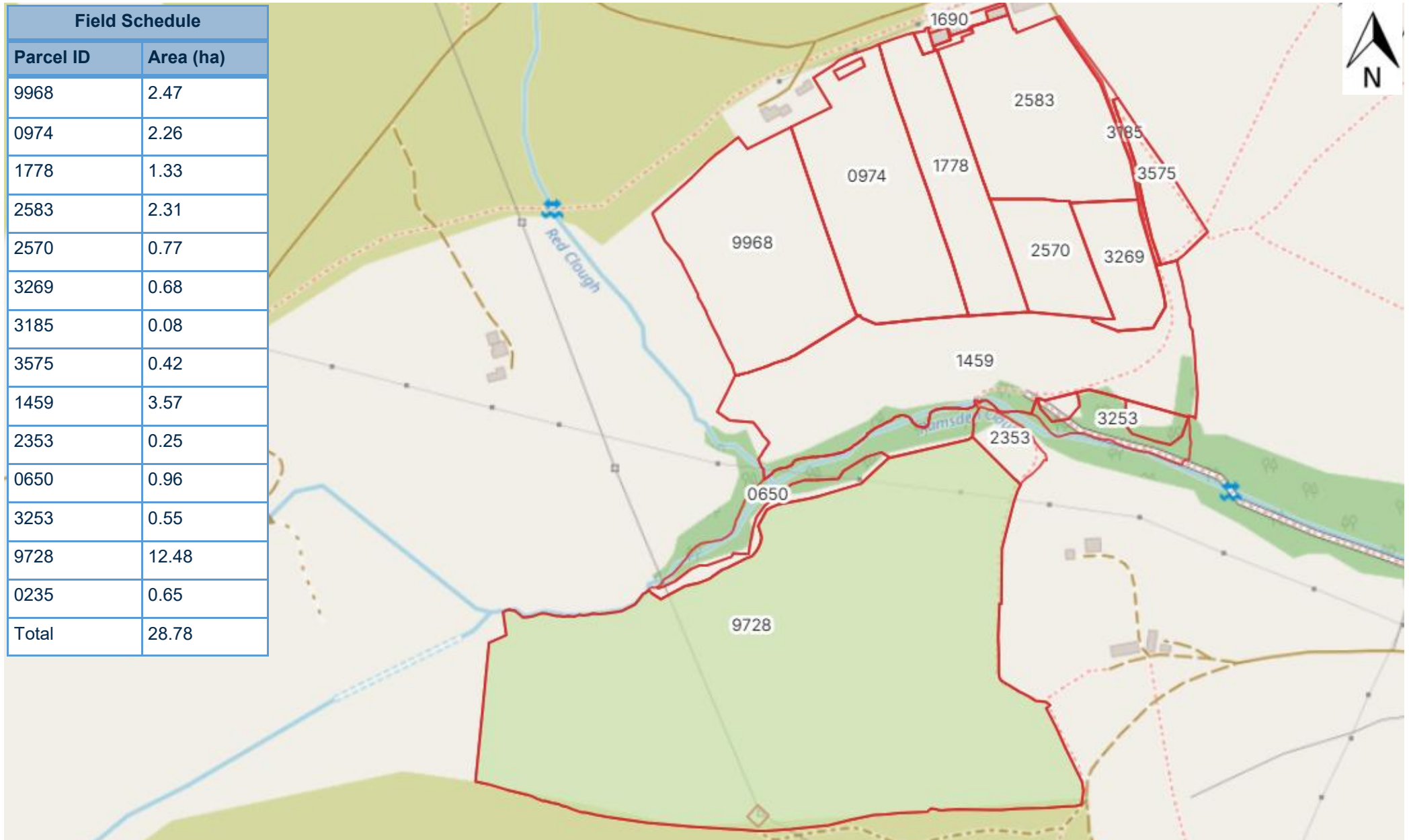
Thorns Farm, Off Inchfield Road Walsden, Todmorden OL14 7RH

Guide Price: £750,000

- Fantastic opportunity to purchase a farm packed with potential in a stunning location.
- Three bedroom semi detached farmhouse extending to approx. 233.2 sqm (2,510 sqft) of residential accommodation in need of modernisation.
- Approximately 71.11 acres (28.78 hectares) of mixed meadow, pasture and woodland.
- Woodland including parts of Ramsden Clough and picturesque stream.
- Three substantial modern agricultural buildings suitable for a variety of uses.
- Idyllic peaceful location enjoying stunning views over parts of the Calder Valley.
- Rights to Graze on Inchfield Common - 280 Sheep and 41 Cattle.

PLAN OF THE LAND

Field Schedule	
Parcel ID	Area (ha)
9968	2.47
0974	2.26
1778	1.33
2583	2.31
2570	0.77
3269	0.68
3185	0.08
3575	0.42
1459	3.57
2353	0.25
0650	0.96
3253	0.55
9728	12.48
0235	0.65
Total	28.78



Not to scale—for identification purposes only

LOCATION PLAN & EPC



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Todmorden approx. 3 miles

Hebden Bridge: approx. 7 miles

Blackburn: approx. 22 miles

Manchester: approx. 31 miles

GENERAL DESCRIPTION

Thorns Farm has historically been used to raise sheep and cattle. Set within a ring fence, the farm includes a substantial semi-detached farmhouse, three good sized general purpose agricultural buildings, meadow and pasture land extending to approximately 56.33 acres (22.8 hectares) and woodland and clough extending to an additional 13.17 acres (5.33 hectares).

THE FARM

Thorns Farm and Cottage faces due south offering views across all associated farmland, woodland and beyond.

The substantial three bedroom farmhouse commands a prominent position facing due south overlooking Thorns Farm land and extends to approximately 233.2 sqm (2,510 sqft). The inverted property briefly comprises;

GROUND FLOOR

Conservatory; Hallway; House Bathroom; Separate W/C; Three Bedrooms, Entrance Porch; and Double Garage

FIRST FLOOR

Kitchen with Electric Aga; Substantial Living Room and Dining Room with feature fireplace; South facing Balcony.

The house is in need of refurbishment and modernisation giving future owners the opportunity to redesign the property and create modern accommodation yet still benefitting from the spectacular views over the countryside.

OUTSIDE

The residential curtilage includes a small garden and offroad parking together with a double garage and modern greenhouse.

BUILDINGS

The property includes three modern agricultural buildings offering a total floor area of approximately 498 sqm (5,360 sqft), see plan overleaf.

Building 1 has a concrete floor and has previously been used for agricultural machinery and implements. Building 2 has a

concrete floor, fixed sheep handling facilities including a foot bath and sorting pens. Building 3 is partially concreted and has been used for livestock housing as necessary.

THE FARMLAND

South facing meadows and pastures lie in front of the farm buildings and house and are well fenced and walled. Ramsden Clough divides the meadows from the large pasture and there is vehicular access via a track which connects the land for livestock and vehicle movements etc. The Clough runs through the land includes an impressive stream and large areas of mature woodland which is the home to a variety of wildlife, flora and fauna.

GRAZING RIGHTS

There are a number of Common Rights on Inchfield Pasture - CL407. These are described at Entries 22 and 26 in the Commons Register as follows;

To graze

- 180 woolled sheep OR
- 27 cattle to the extent of 9 gaits over the whole of the land comprised in this register unit and

To graze,

- Right of Turbary,
- Rights of Estovers,
- to graze 100 woolled sheep OR 15 cattle to the extent of 5 gaits over the whole of the land comprised in this register unit.

SERVICES

Heating and domestic hot water at the farmhouse are provided by an oil boiler. Water is supplied from a private borehole and drainage is to a shared septic tank. There is mains electricity and the kitchen benefits from an electric Aga. None of the services have been tested and interested parties should carry out their own checks as part of their due diligence.



COUNCIL TAX

The farmhouse is listed within Band E for Council Tax purposes and these are payable to Calderdale Council.

ACCESS

Thorns Farm is accessed via Inchfield Road which is turn connected to the main Rochdale Road from the settlement of Walsden. If travelling north on the Rochdale Road, turn left onto Inchfield Road and follow it as it climbs up the valley side heading due west. Inchfield Road becomes Foulclough Road and continue over the cattle grid before taking the right fork past Brown Royd Farm on your left before turning into Thorns Farm and Cottage on your left.

WHAT3WORDS

[///worlds.deputy.providing](https://www.what3words.com/deputy-providing)

TENURE

The property is held freehold and vacant possession will be provided on completion of the sale.

LOCAL PLANNING AUTHORITY

Calderdale Council,
Planning Services,
Town Hall,
Crossley Street,
Halifax,
HX1 1UJ

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefits of all easements and wayleaves, whether mentioned in these particulars or not. There are a number of public footpaths and bridleways in close proximity and interested parties should familiarise themselves of their locations and how they may affect their intended use.

VIEWING

The property may be viewed strictly by prior arrangement with the Selling Agents, WBW Surveyors Ltd. To make an appointment or to make an offer please contact David Claxton on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

METHOD OF SALE

The property is available for sale by private treaty and the Vendor reserves the right to conclude the sale by any appropriate means.

GUIDE PRICE

The property is for sale as a whole at a guide price of £750,000.

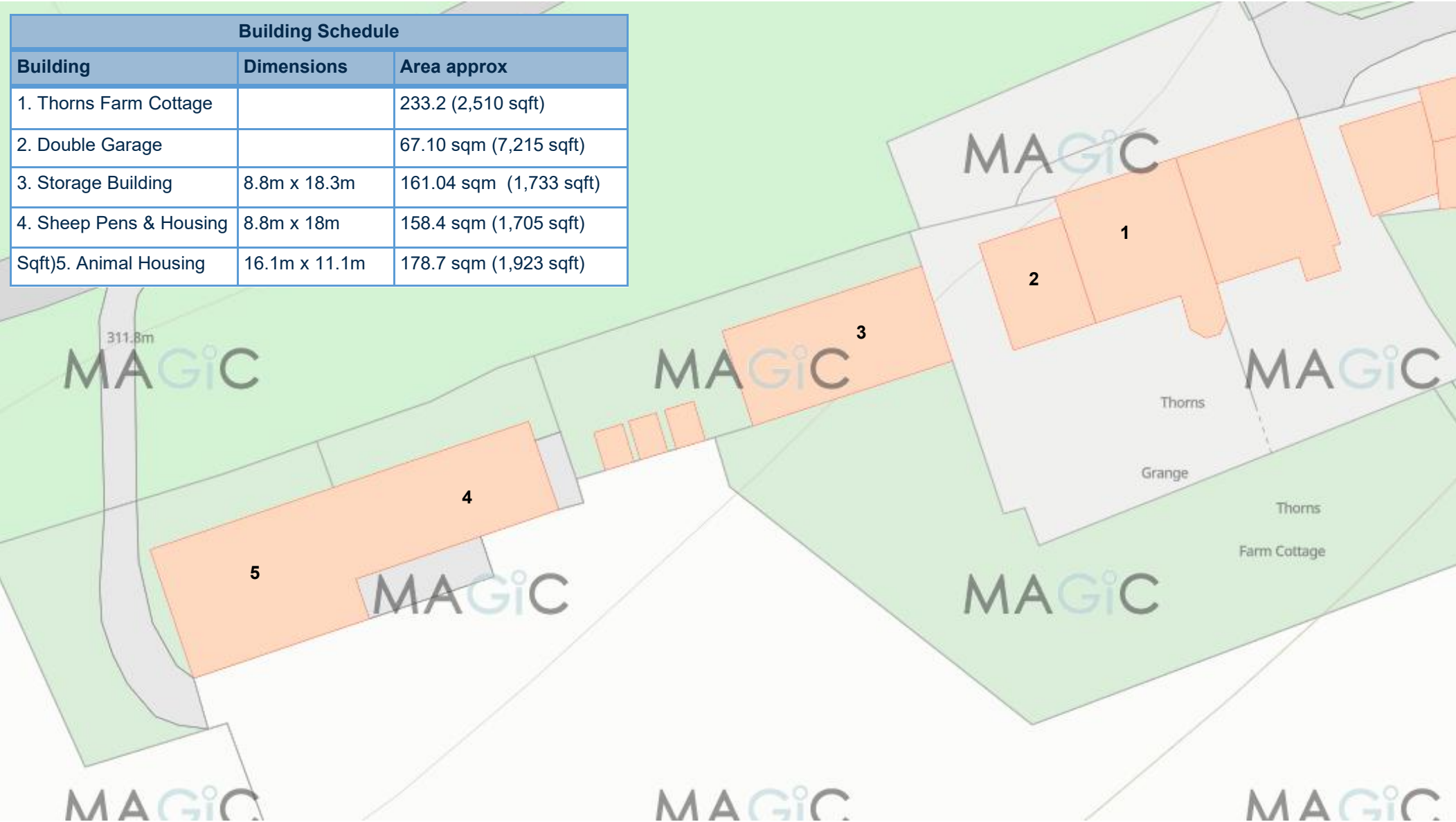
GENERAL NOTE

The photographs are reproduced for general information only and any measurements and areas are approximate and provided for guidance purposes only.



Details Prepared: June 2026

BLOCK PLAN



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Offered as a whole; farmhouse, a range of modern farm buildings within
71.11 acres (28.78 hectares).



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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