Slated Laithe
Manor House Farm
Paythorne, Nr Clitheroe, Lancashire,
BB7 4JD
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CLITHEROE
LANCASHIRE
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A traditional detached stone field barn with Prior Approval to create unique three bedroom residential accommodation over two floors set in circa 1.5 acres.

Guide Price: £280,000

- Traditional stone barn set in circa 1.5 acres of land (as shown in red on the attached plan)
- Family accommodation with open plan layout on the ground floor
- A unique development opportunity on the edge of the Ribble Valley
- Close to the local market towns of Skipton, Settle and Clitheroe
- Long distance views

The approved Architects plans provide an approximate gross internal floor area of 180 sq m (1937 sq feet) comprising;

Entrance Lobby · W/C · Kitchen · Larder
Large Open Plan Living/Dining area · Three Bedrooms · Two En-Suites · Family Bathroom
GENERAL DESCRIPTION

Slated Laithe offers an increasingly unique opportunity to acquire a detached barn which benefits from planning permission to create generous three bedroom family accommodation. The barn’s location near the hamlet of Paythorne offers a stunning setting with long distance views across the Ribble Valley into Pendle and the Yorkshire Dales. The nearby village of Gisburn conveniently provides a range of shops, pub and restaurant as well as the historic agricultural market and the local centres of Skipton and Clitheroe offer further extensive amenities within easy access.

Prior Approval to change the use of the building into a dwelling house was confirmed by Ribble Valley Borough Council on the 28th June 2018 in Application No 3/2018/0357. A copy of the Decision Notice and the approved plans are available on the website.

The approved scheme provides three bedroom open plan living accommodation over two floors with the addition of circa 1.5 acres of land surrounding the building. Access to the land and barn is via a shared driveway.

TENURE

The property will be sold freehold and vacant possession will be granted upon completion of the sale.

SERVICES

We understand that there is a mains water pipe located close to the edge of the land that is for sale and the landowner will grant permission to lay a new connection to it, subject to the necessary approvals.

There is no mains electricity to the building although the landowner has arranged for a new connection cable to be installed to the perimeter of the site. We understand this can be extended to the preferred meter position in coordination with Norther Power Grid.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Wayleaves, Easement and Rights of Way, both public and private which may affect or benefit the sale.

FURTHER INFORMATION

A copy of the planning decision notice and the full architects drawings are available on the website. Please contact David Claxton or Joanna Wilson if you wish to make an offer on 01756 692 900

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VIEWING

Only when in receipt of a copy of these particulars and entirely at your own risk.

DIRECTIONS

When travelling from Gisburn to Hellifield on the A682 take the left turn onto Neps Lane signed Paythorne. On entering the hamlet turn right opposite the Buck Inn onto Bow Hills Lane which is an unsurfaced track. Continue through Manor House Farm yard for approximately a quarter of a mile and the barn is on your right just after a short wooded section. A “For Sale” board will mark the location.

Details prepared: July 2019
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.