

CLITHEROE - 2 MILES

LONGRIDGE - 6 MILES

Over Hacking Farm

Stonyhurst, Clitheroe, Lancashire BB7 9PY

About 176 acres



A productive dairy farm all down to grass with a comfortable farmhouse with adjoining stonebuilt barn, range of traditional farm buildings, extensive range of steel frame buildings and 176 acres of prime grassland with a south easterly elevation. Over Hacking Farm is freehold with vacant possession and is offered for sale as a whole or in six individual lots all with good access.

Farmhouse Council Tax Band E

EPC Band G

Viewing: By appointment through the Auctioneers

Over Hacking Farm: Will be offered for sale by auction as a whole or in lots subject to conditions and unless sold previously in St. Peter's Club, Avenue Road, Hurst Green, Clitheroe BB7 9QH at 2:30pm on Tuesday 27th August 2019.

Auctioneers: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH
Tel: 01200 441351 Email: sawley@rtturner.co.uk

Solicitors: Harrison Drury Solicitors, Church Brow, Clitheroe, BB7 2DF
Tel: 01200 422264

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

T: 01200 441351 F: 01200 441666 E: sawley@rtturner.co.uk W: www.rturner.co.uk

Lot 1 House Buildings and 63.40 acres edged red

The Farmhouse is constructed of stone walls under a slate roof with two neighbouring cottages attached to the west and a stonebuilt barn attached to the east. The accommodation is as follows.



Ground Floor. Front Hall with stairway and glazed entrance door.

Sitting Room (16' 5" x 12' 4") with asphalt floor and fitted carpet, brick fireplace with tiled hearth and single glazed front window.

Lounge (16' 6" x 16' 0") with asphalt floor and fitted carpet, understair cupboard, stone built fireplace with multi fuel stove on a flagged hearth, beamed ceiling and double glazed front window.



Kitchen (16' 6" x 14' 0") with asphalt floor, beamed ceiling and double glazed windows front and rear, Stanley oil fired cooker range providing domestic hot water and central heating, electric meter cupboard, wall cupboards and worktop units incorporating a stainless steel single drainer sink unit, ceramic 4-ring electric cooker hob and plumbing for automatic clothes washer and dish washer.



Entrance porch constructed of stone walls under a slate roof with glazed outer door and solid inner door to the kitchen.

Office (9' 7" x 8' 8") with concrete floor and beamed ceiling, stainless steel single drainer sink unit, door to the former dairy now used as a store (9' 0" x 6' 2") with concrete floor and outer door entrance.

First Floor. A single flight stairway leads to a landing with two double glazed windows and with entrances to four bedrooms and the bathroom as follows:



Main Bedroom 1 (16' 8" x 14' 0") with fitted carpet and double glazed windows front and rear.

Bedroom 2 (13' 4" x 13' 0") with fitted wardrobe, fitted carpet and single glazed front window.

Bedroom 3 (13' 0" x 8' 0") with fitted carpet and single glazed front window.



Bedroom 4 (16' 7" x 12' 6") with wash basin, fitted carpet and double glazed windows front and rear.

Bathroom (10' 0" x 5' 8") with 3-piece suite comprising panelled bath, pedestal wash basin, low flush toilet and airing cupboard with cylinder and immersion heater, front frosted window and tiled walls.



Services Mains water, mains electricity and joint septic tank drainage for 5 dwellings.

4-bay barn (53' x 30') adjoining the farmhouse and constructed of stone walls under a blue slate roof comprising 24 cow shippon with hay loft above.

2 former pig sties constructed of stone walls under a slate roof.

Workshop constructed of brick walls under a corrugated tin roof.

4-bay calf shed (45' x 25') of timber pole frame structure with corrugated tin monopitch roof.

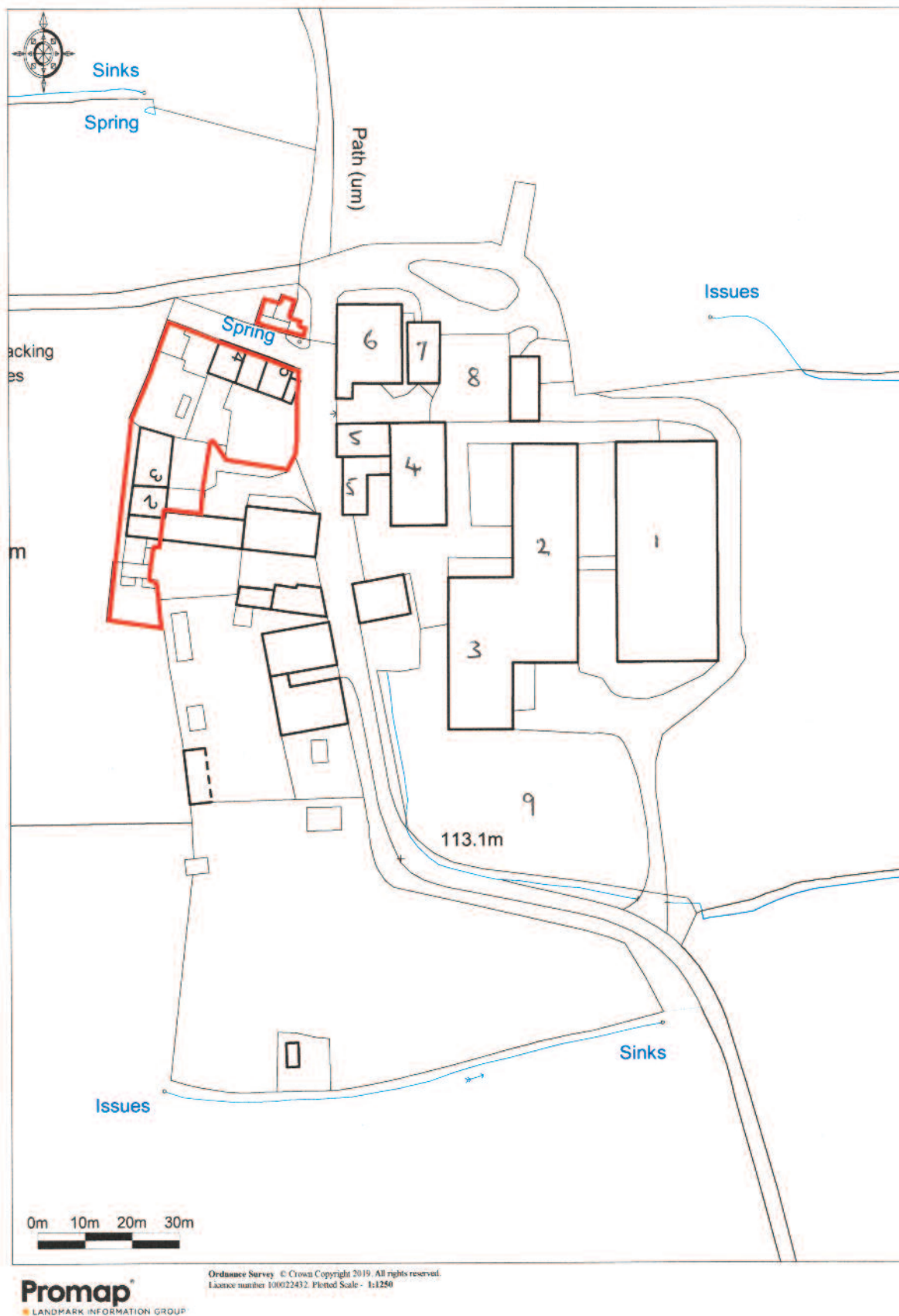
3-bay calf shed (45' x 30') of timber pole frame structure with corrugated tin monopitch roof.

The Farmbuildings comprise as follows.



1. 10-bay cattle shed (150' x 60' x 9' overhang) constructed of steel frame with cement fibre roof cladding and accommodation for 98 cows with 15' wide concrete road apron for the feed wagon and hopper auger feed to 4 cattle stations with automatic self feed. Underfloor slurry store with 40,000 gallon storage capacity leading into another underground tank (90' x 9' x 11' deep) with 75,000 gallon storage capacity.

2. 10-bay silo barn (150' x 42') constructed of steel frame with concrete panel sides and cement fibre roof cladding. There are 26 cow cubicles.



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

3. 8-bay silo barn (120' x 44') constructed of steel frame under a cement fibre roof cladding with concrete floor, steel sheet side cladding, one open gable and one gable with Yorkshire board cladding.

4. 5-bay Crendon cattle shed (75' x 40') constructed of concrete portal frame under cement fibre roof cladding. There are 20 cow cubicles.



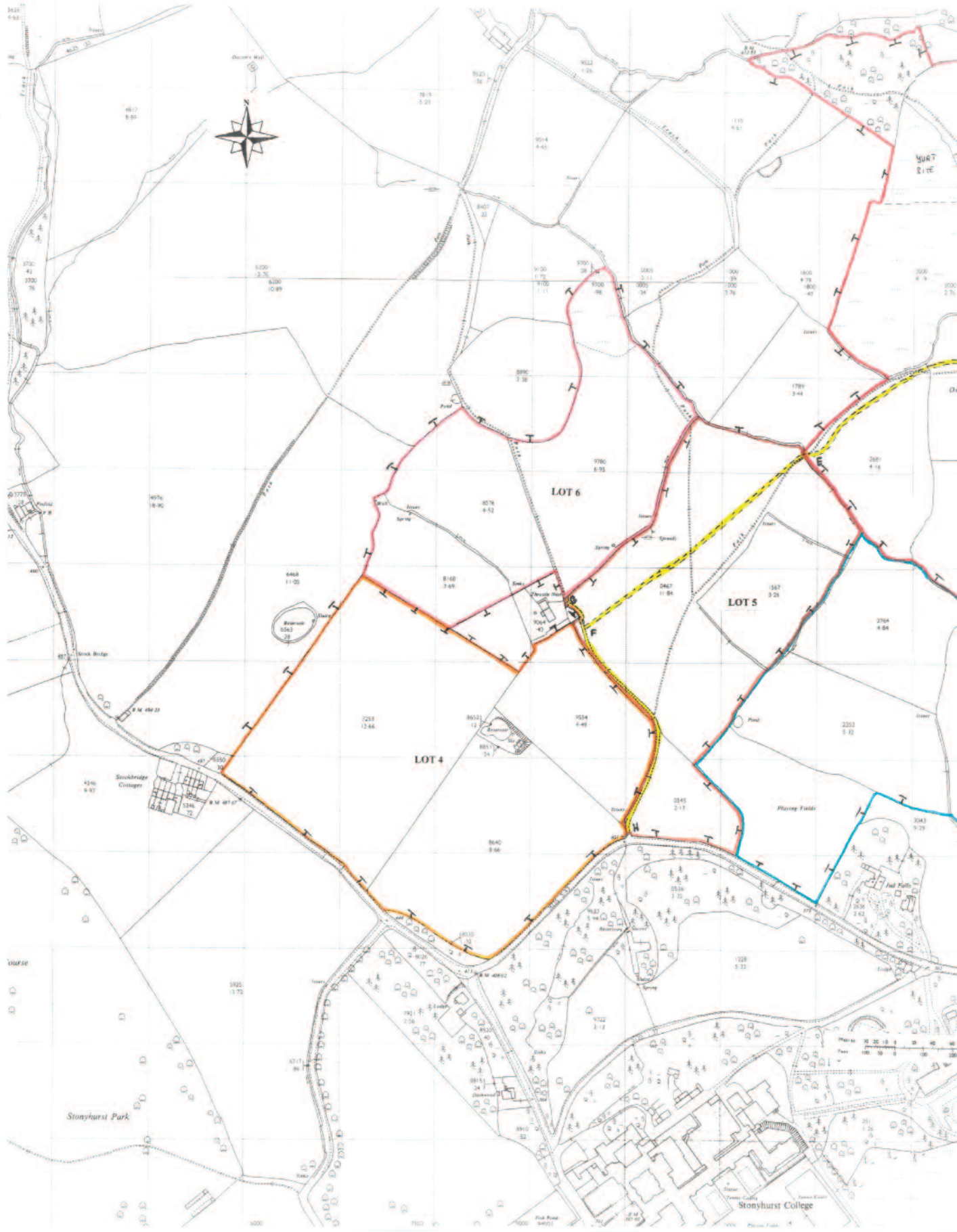
5. 12/12 Milking parlour and collecting yard (41' x 18') being stone built under twin apex felt tile roofs with adjoining dairy and 5-stall shippon (37' x 29') constructed of stone walls under a blue slate roof.

6. Range of cow kennels (55' x 40') constructed of timber frame under corrugated tin roofs with accommodation for 60 cows.

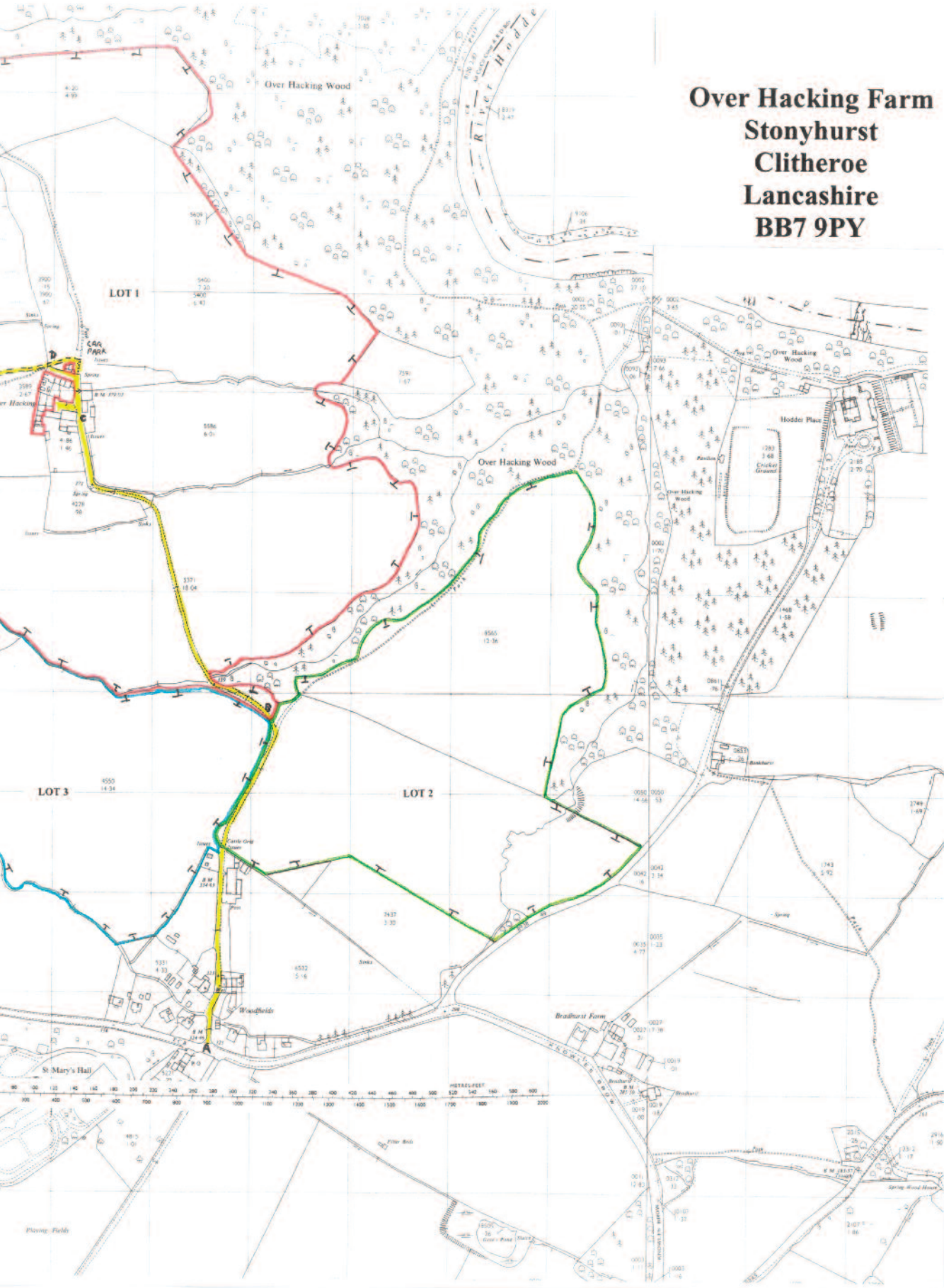
7. Young Stock Shed (45' x 20') constructed of steel frame with concrete panel sides and corrugated asbestos monopitch roof. There are 19 stirk cubicles.

8. Slurry compound (50' x 60' x 6' deep) constructed of concrete shuttered walls with concrete floor and 120,000 gallon capacity.

9. Outdoor bunker grass silo.



**Over Hacking Farm
Stonyhurst
Clitheroe
Lancashire
BB7 9PY**





The Farmland extends to 63.40 acres and is shown on the attached plan edged with a red boundary. The schedule of field numbers and areas is as follows.

part	OS 0002	3.00	Over Hacking wood
	OS 4120	4.99	grass
	OS 3000	6.95	grass
	OS 3900	1.82	grass
	OS 5400	13.63	grass
	OS 5586	6.01	grass
	OS 5371	18.04	grass
	OS 4278	0.98	grass
part	OS 4186	1.15	buildings
	OS 3589	2.67	grass
	OS 2681	4.16	grass
		<u>63.40</u>	acres or thereabouts

Planning Permission was granted 18th March 2019 under Ribble Valley Borough Council Application No. 3/2018/1151 for change of use from agricultural land to camp site (for five yurts), creation of associated access and parking area for up to five vehicles. The site is the northerly corner of OS 3000 and the car park is the southerly part of OS 5400. Full details are loose leaf in this brochure with further copies available on request.



Lot 2 - 25.48 Acres edged green

Lot 2 comprises 25.48 acres or thereabouts shown on the attached plan edged with a green boundary. The schedule of field numbers and areas is as follows.

	OS 8565	12.36 grass
part	OS 0050	13.00 grass
part	OS 7437	0.12 wood
		<u>25.48</u> acres or thereabouts



Lot 3 - 28.74 Acres edged blue

Lot 3 comprises 28.74 acres or thereabouts shown on the attached plan edged with a blue boundary. The schedule of field numbers and areas is as follows.

	OS 2764	4.84 grass
	OS 2353	5.32 grass
part	OS 4550	14.23 grass
part	OS 3043	4.35 grass
		<u>28.74</u> acres or thereabouts



Lot 4 - 26.08 Acres edged orange

Lot 4 comprises 26.08 acres or thereabouts shown on the attached plan edged with an orange boundary. The schedule of field numbers and areas is as follows.

	OS 7253	12.66 grass
part	OS 9554	4.40 grass
	OS 8640	8.66 grass
	OS 8652	0.12 reservoir
	OS 8857	0.24 reservoir
		<u>26.08</u> acres or thereabouts



Lot 5 - 17.27 Acres edged brown

Lot 5 comprises 17.27 acres or thereabouts shown on the attached plan edged with a brown boundary. The schedule of field numbers and areas as follows.

OS 0467	11.84 grass
OS 1567	3.26 grass
OS 0545	2.17 grass
	<u>17.27</u> acres or thereabouts

Lot 6 - 15.23 Acres edged pink

Lot 6 comprises 15.23 acres or thereabouts shown on the attached plan edged with a pink boundary. The schedule of field numbers and areas is as follows.

	OS 9700	1.06 grass
part	OS 9780	6.95 grass
part	OS 8576	4.36 grass
part	OS 8168	2.86 grass
		<u>15.23</u> acres or thereabouts

Summary

Lot 1	House Buildings & Land about	63.40 acres
Lot 2	Land about	25.48 acres
Lot 3	Land about	28.74 acres
Lot 4	Land about	26.08 acres
Lot 5	Land about	17.27 acres
Lot 6	Land about	15.23 acres
		<u>176.20</u> acres or thereabouts

GENERAL REMARKS AND STIPULATIONS

Situation.

Over Hacking Farm is approached from Knowles Brow from the Clitheroe to Hurst Green road as shown on the plan coloured yellow.

Local and Service Authorities

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA (Tel: 01200 425111)

Lancashire County Council, County Hall, Preston. (Tel: 01772 254868)

United Utilities (Water Supply), (Tel: 0845 7462200)

United Utilities (Electricity Supply), (Tel: 0800 1951452)

Viewing

Over Hacking Farm may be inspected by appointment through the Auctioneers Richard Turner and Son, Clitheroe, Telephone 01200 441351.

Particulars of Sale

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of, any offer or contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make nor give and neither Richard Turner and Son nor any person in their employment has any authority to make or give any warranty to the Land and Property

Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

Walls Hedges and Fences

The Purchaser of each Lot will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchaser of the Lot with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

Tenure and Possession

The House, Buildings and Land are Freehold and Vacant Possession will be given on Completion.

Sporting

The Sporting rights are in hand but will remain in the ownership of Lot 1 if the farm is not sold as a whole.

Timber and Wood

All growing timber and fallen timber are included in the sale.

Town Planning and Local Land Charges

So far as the Vendor is aware the present use of the Property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

Rights and Easements

Each Lot is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

Where the supply of a water, gas or electricity supply is divided by the lotting arrangements then the Purchaser of each Lot will be responsible for his own new supply and metering arrangements being the easiest method directed by the Service Authority and if necessary new easements for such revised supplies will be arranged over adjoining Lots without the objection of the owners of those adjoining Lots.

Access routes are all subject to maintenance according to user. Access routes are shown on the sale plan as follows, lot 1 ABC and HFED, lot 2 AB, lot 3 AB and roadside, lot 4 roadside, lot 5 roadside, lot 6 HFG but the gateway, style and hard track at point G will require improvement.

Overhead Electricity and Telephone Lines and Underground Cables.

The Purchaser of each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate authority of their interest.

Fixtures and Fittings

The Fixtures and Fittings are excluded from the sale unless they are expressly stated as being included.

Disputes

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the Purchaser as to the interpretation of the Particulars or any matter whatsoever arising therefrom, or thereout, that matter in dispute should be referred to the arbitration of Richard Turner of Richard Turner and Son, whose decision shall be final and binding on the parties in dispute.

Order of Sale

The Vendor reserves the right to sell the Whole Farm or any Lot or part of it before the Auction, to alter the Order of Sale, to amalgamate or divide the Lots, or withdraw the Whole or any Lot or Lots, without declaring the reserve price. It is, however, anticipated that the Property will be offered in individual Lots as catalogued.

Unsold Lots

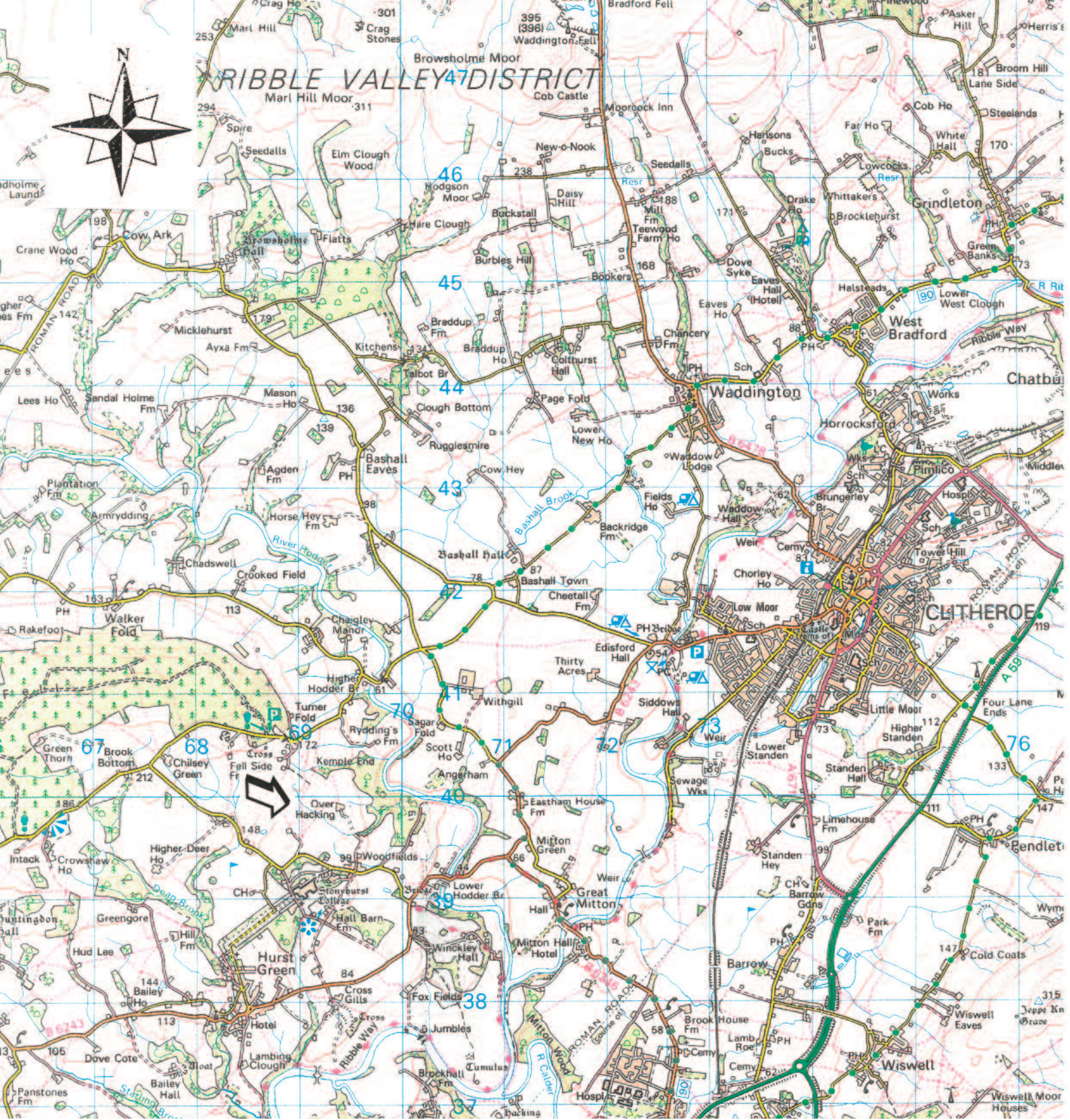
In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over other Lots reserved in the Particulars, Stipulations or Conditions of Sale and shall hold subject to any such rights granted in favour of the Purchaser of any other Lot.

Conditions of Sale

The Conditions of Sale WILL NOT be read out at the Auction Sale but a copy thereof will be available for inspection at the Offices of the Vendor's Solicitors during normal working hours for fourteen days prior to the date of the Auction Sale.

Entitlements

The Farmland has the benefit of entitlements under the Defra Basic Payment Scheme. A claim has been activated for the current year and the proceeds will be retained. The entitlements will be transferred to the new owners or their nominees in good time to allow them to activate a claim for year 2020 onwards.



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rturmer.co.uk



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