

# Hard Clough Farm, Cob Lane, Kelbrook, Colne BB18 6LL



**Hard Clough Farm, Cob Lane, Kelbrook** provides a golden opportunity to acquire a farmhouse with adjoining barn having development potential to create a large residence or more than one attached dwellings subject to planning permission in a private five acre setting with driveway from Cob Lane. Additionally there is almost 32 acres of adjoining grassland with separate access from Cob Lane and natural stream flowing through the middle. Kelbrook is a charming village and the market towns of Clitheroe and Skipton are within easy reach. Lot 1 comprises House, Buildings, Meadow and Pasture in all about 5.52 acres. Lot 2 comprises grassland extending to 31.96 acres or thereabouts.

**Auction Sale** Hard Clough Farm, Cob Lane, Kelbrook will be offered for sale by auction, subject to conditions and unless sold previously in the Old Stone Trough, Colne Road, Kelbrook BB18 6XY, at 3pm on Wednesday 21<sup>st</sup> August 2024 as a whole or in two separate lots.

Interested parties should complete an IVQ form prior to the auction sale date if they intend to bid for any lot. Successful purchasers will be required to sign a contract and arrange for payment of 10% of the purchase price to the vendor's solicitor with a sale completion date arranged for Wednesday 18<sup>th</sup> September 2024.

**Auctioneers** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 / email [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

**Solicitors** Walker Foster Solicitors, Craven House, Newtown, Barnoldswick BB18 5UQ Tel. 01282 812340 / email [info@walkerfoster.com](mailto:info@walkerfoster.com)

**Services** Mains electricity. Private sewage and a new installation will prove necessary to meet regulations. The spring water supply does not function and a borehole installation will prove necessary.

Viewing is strictly by appointment through the selling agents - Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

**Council Tax** - band E

**Energy Performance Certificate** - band G

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.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.



**Lot 1** House, Buildings, Meadow and Pasture in all 5.52 acres – edged red.

**The Farmhouse** is stonebuilt under a slate roof with a large stonebuilt barn adjoining under the same roof level and extensions to the gable and rear of the barn.

**The Farmhouse** has the following accommodation.

**Ground Floor**

**Hall** 23' 11" x 5' 10" with boarded floor and front entrance door, stairway to the first floor and entrance to ground floor rooms.

**Sitting Room** 14' 0" x 13' 3" with boarded floor, fire place with tiled hearth and cast iron surround, built in wall cupboard to the side of the fireplace and front window.

**Living Room** 13' 5" x 11' 10" with boarded floor, tiled fireplace and front window.

**Kitchen** 14' 11" x 13' 8" with stone flagged floor, gable window and rear window with old sink and stonebuilt fireplace with stone flag hearth.

**Utility** 13' 4" x 13' 0" with stone flagged floor, fitted cupboard and rear window with old porcelain sink.

**Rear Entrance Lobby** with entrance to the basement cellar 13' 2" x 11' 9" via a flight of stone steps. The cellar has a concrete floor, front window and is situated under the house living room.

**First Floor** A flight of steep steps leads from the hall to a central landing 18' 9" x 5' 10" with rear window and entrances to four bedrooms and the bathroom.

**Front Bedroom 1** 14' 0" x 13' 2" with front window.

**Front Bedroom 2** 13' 0" x 11' 10" with front window.

**Rear Bedroom 3** 13' 4" x 13' 0" with rear window and cast iron fireplace.

**Middle Bedroom 4** 8' 3" x 5' 10" with front window.

**Bathroom** 15' 0" x 13' 4" with rear window, gable window, airing cupboard with cylinder and cold water header tank, bath, wash basin, toilet and cast iron fireplace.

**Adjoining Barn** 36' 9" x 27' 9" with earth floor, hay bay, threshing bay with large front door and third bay with shippens with tyings for twelve stirks with hay loft above.

**Gable Leanto** 49' x 31' with steel beams and cement fibre roof cladding and rear area with pens 33' x 23' under the same roof with concrete block walls.

**Rear Leanto** 36' x 17' formerly a twelve cow milking shippon with stone walls, loft timbers but no roof.

**Rear Leanto** 24' x 7' outhouse with stone walls and slated mono pitch roof.

**Rear Leanto** 12' x 11' outhouse with stone walls and cement fibre monopitch roof.

**The Land** is shown on the sale plan with a boundary edged red. The schedule of areas is as follows.

7778	0.59	0.239	house & buildings
7375	2.30	0.932	pasture
8170	<u>2.63</u>	<u>1.065</u>	meadow
	<u>5.52</u> acres	<u>2.236</u> hectares	

**Lot 2** Farmland extending to 31.96 acres – edged green

**The Land** is shown on the sale plan with a boundary edged green and has good stone wall boundaries with access from Cob Lane and a stream flowing from the south corner of lot 2 in a north west direction outside and then inside the boundary with lot 1 and then under Cob Lane. The schedule of areas is as follows.

8154	9.70	3.924	meadow
9759	8.49	3.435	pasture
0840	<u>13.77</u>	<u>5.572</u>	pasture
	<u>31.96</u> acres	<u>12.931</u> hectares	

## GENERAL REMARKS AND STIPULATIONS

**Situation** From Kelbrook Village turn onto Waterloo Road and take a left turn onto Cob Lane. Hard Clough Farmland adjoins Cob Lane and the farmhouse is approached from a driveway on the left as you travel up Cob Lane.

### Local and Service Authorities

Pendle Borough Council	01282 661661
North West Electricity	0800 195 4141
United Utilities Water	0345 672 3723

### Viewing

Hard Clough 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.

**Sporting Rights** The sporting rights are included in the sale.

### Tenure and Possession

The House, Buildings and Land are Freehold and Vacant Possession will be given on completion of sale.

### 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.

**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**

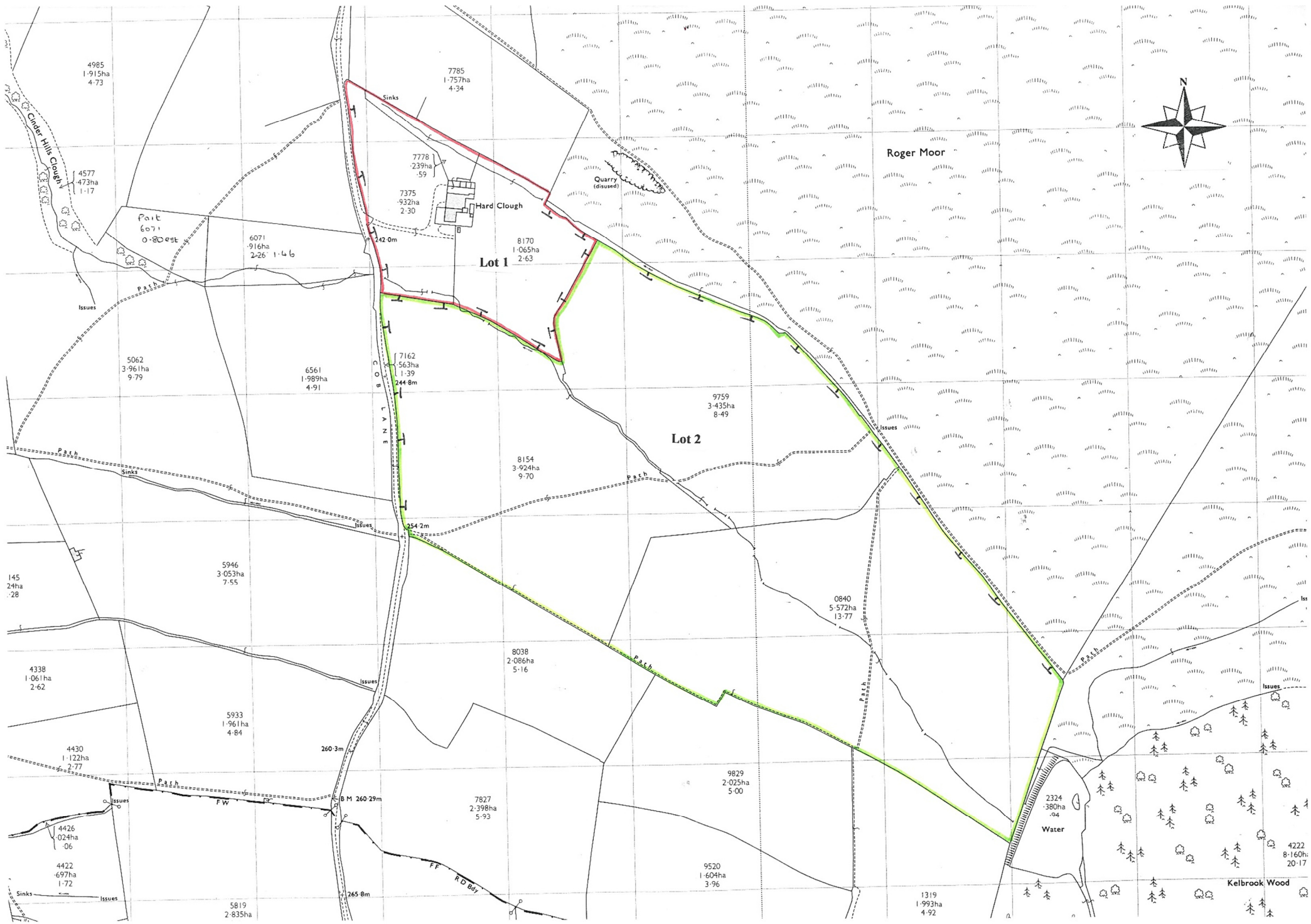
The Vendor reserves the right to sell the Whole Farm or any Lot or part of it before the Auction, to alter the Order of Sale, to amalgamate or divide the Lots, or withdraw the Whole or any Lot or Lots, without declaring the reserve price. It is, however, anticipated that the Property will be offered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

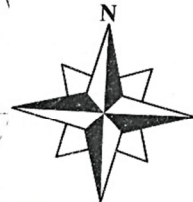
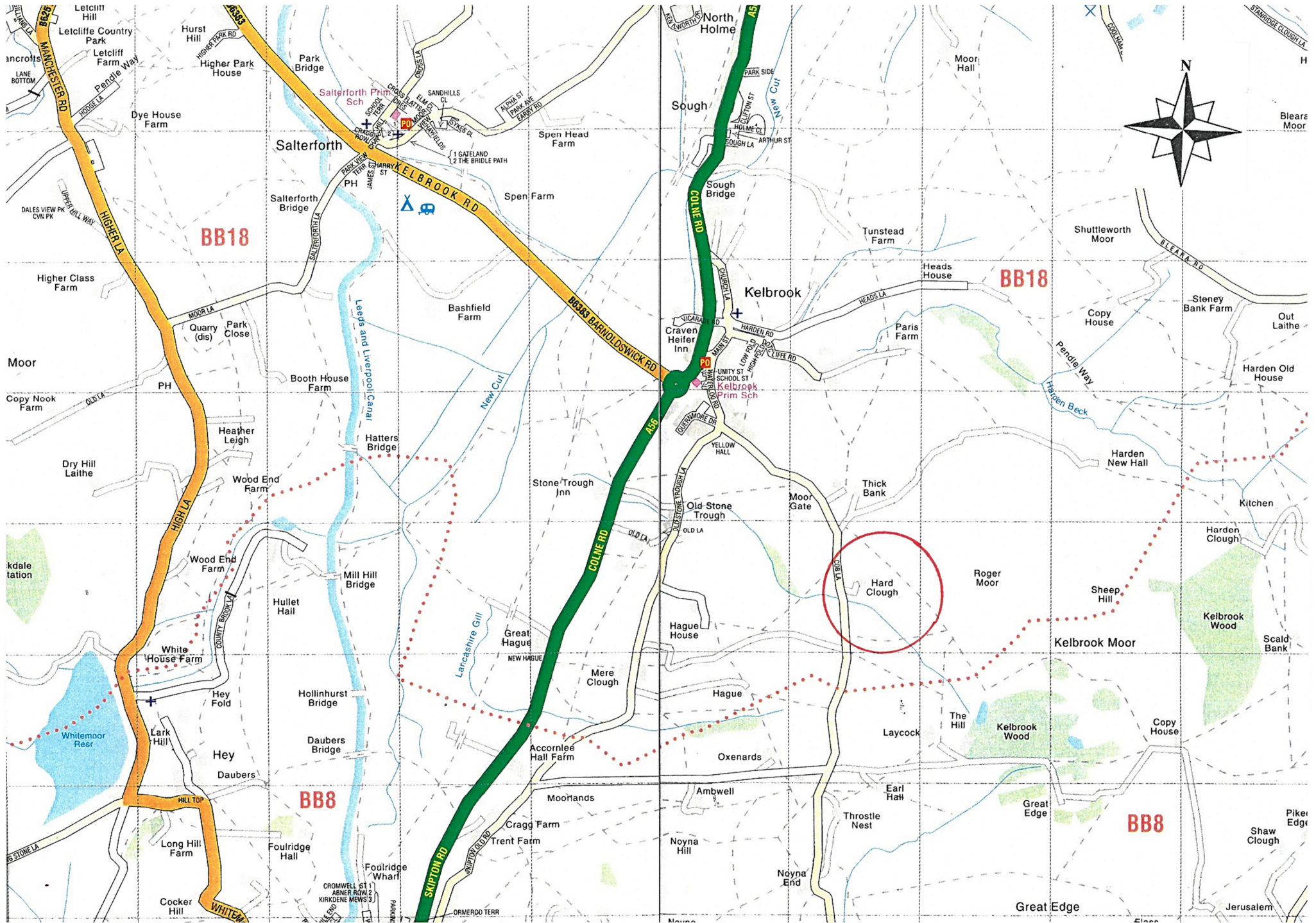
**Unsold Lots**

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.





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**Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH**

