



Gisburn A59 - 10 Miles

J13 M65 Motorway - 3 Miles

Floydt Bridge Farm

Delves Lane, Southfield

Burnley, Lancashire

BB10 3RE

Guide Price £1,250,000

A sound commercial stock rearing farm with a modern comfortable four bedroom detached farmhouse, large stonebuilt five bay barn, range of steel framed livestock/storage sheds and 158.55 acres (64.16 hectares) of productive grassland including the clough sloping down to Catlow Brook. Freehold with vacant possession.

Floydt Bridge Farm is approached from Delves Lane which forms the boundary to two fields. Delves Lane leads onto Back Lane which forms the boundary to a number of other fields. Floydt Bridge Farmland lies in a ring fence except for Back Lane creating a middle division and this productive unit is offered for sale as a whole.

Viewing is strictly by appointment through the Selling Agents.

Farmhouse Council Tax Band D

Energy Performance Rate Band F

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The Farmhouse

is detached and is constructed of stone walls under a slate roof with gable and rear extensions added over the years. The modern living accommodation is conveniently spread over two floors and is detailed as follows.



Gable Entrance Porch

21' 0" x 5' 7" (6.40m x 1.70m) Tiled floor, window and glazed entrance door. Fluorescent light fitting. Toilet. Boiler room with Trianco oil fired central heating boiler and worktop shelf.

Rear Entrance Utility

12' 0" x 7' 10" (3.66m x 2.39m) constructed with bedroom above some twelve years ago. Tiled floor, window and glazed entrance door. Tall cupboard and work top with stainless steel single drainer sink unit under the window and space and plumbing for a clothes washer and dryer. Wired for centre ceiling cluster spot lighting.



Ground Floor

Lounge

18' 11" x 16' 1" (5.77m x 4.90m) concrete floor with fitted carpet. Mellow brick fireplace with polished beam mantle and wood burning stove sat on a tiled hearth. The fire has a back boiler. Small front window. Large front window with window seat and radiator. Gable window. Wired for centre ceiling light under a beamed ceiling. Enclosed stairway to the first floor. Entrances from the kitchen and rear entrance utility.



Dining Room

12' 10" x 11' 10" (3.91m x 3.61m) concrete floor with fitted carpet. Brick fireplace with polished wood mantle. Built in wall cupboard. Front window with undersill radiator. Wired for centre ceiling light.



Kitchen

12' 0" x 11' 9" (3.66m x 3.58m) Tiled floor. Rear window. Range of wall cupboards and worktop units including a peninsular unit incorporating a stainless steel single drainer one and a half bowl sink unit under the window, coloured tile splash backs, ceramic four ring electric cooker hob with stainless steel overhead extractor, Neff eye level oven and microwave, Bush dishwasher and fridge. Wall radiator. Eight recessed ceiling lights.



First Floor

A single flight stairway leads from the lounge to a landing with entrances to four bedrooms, the bathroom and a toilet as follows.

Ensuite Bedroom 1

13' 0" x 12' 1" (3.96m x 3.68m) Fitted carpet. Front window with undersill radiator. Full length mirror front wardrobe. Centre ceiling light. Step down to the ensuite bathroom 12' 0" x 11' 10" / 4' 10". Wood floor. Gable window with undersill radiator. Three piece suite in white comprising corner bath, pedestal wash basin and low flush toilet. Curved glass shower closet with power shower. Six recessed ceiling lights.



Bedroom 2

12' 7" x 8' 2" (3.84m x 2.49m) Fitted carpet. Front window with undersill radiator. Centre ceiling light.



Bedroom 3

12' 11" x 10' 9" / 7' 9" (3.94m x 3.28m / 2.36m) Fitted carpet. Rear window. Wall radiator. Centre ceiling light.

Bedroom 4

12' 1" x 7' 11" (3.68m x 2.41m) Fitted carpet. Rear window with undersill radiator. Gable window. Centre ceiling light.



Bathroom

6' 2" x 5' 4" (1.88m x 1.63m) Two steps up from the landing. Tiled floor. Gable window with undersill radiator. Tiled walls. Two piece suite in white comprising panelled bath with shower glass screen and Aqua electric shower fitting and pedestal wash basin. Centre ceiling light. Separate toilet with three steps up from the landing.

Services

Mains water and electricity. Septic tank drainage. Oil fired central heating. Double glazing throughout.

The Farmbuildings

are close to the farmhouse and comprise as follows.

Five Bay Barn

60' x 40' constructed of stone walls under an asbestos roof with large front doors, cow stalls and hay loft. Adjoining leanto shippon 60' x 20'. Rear leanto cattle shed 60' x 25' constructed of concrete block walls under a box profile steel sheet roof with cubicles for 30 cows.



Eight Bay Shed

140' x 50' constructed of steel frame with sleeper sides to the silo store under an asbestos roof with part stone and part concrete block walls and including a stone wall bull house within the steel frame structure. 100,000 gallon capacity slurry store.

Five Bay Cattle Shed

50' x 20' constructed of timber with corrugated tin sides under an asbestos clad roof with slatted floor and 6,000 gallon capacity slurry store.

Three Bay Shed

48' x 35' constructed of steel frame with concrete panel walls under an asbestos clad roof and upper side cladding.

Two Bay Adjoining Shed

27' x 20' constructed of concrete block walls under an asbestos roof.

Outside Silo

concrete floor and earthbank sides.

Sheep Handling Pens

on a concrete base.

Range of Buildings

comprising double loose box stonebuilt under a steel sheet roof, former dairy stonebuilt under a corrugated tin roof, garage constructed of concrete block walls under a corrugated tin roof and two bay machinery shed of timber structure with corrugated tin roof and side cladding.

The Farmland

extends to 158.55 acres or thereabouts and is shown on the attached plan with a boundary edged red. The schedule of field numbers and areas is as follows.



SD 8936 4084	6.97	17.22	meadow
SD 8936 6276	2.00	4.94	meadow
SD 8936 6659	19.80	48.93	pasture & clough
SD 8936 7380	0.14	0.35	orchard
SD 8936 7580	0.14	0.35	house and buildings
SD 8936 8356	1.13	2.79	meadow
SD 8936 8575	4.81	11.89	meadow
SD 8936 9456	1.67	4.13	meadow
SD 9036 0696	11.26	27.82	pasture
part SD 9036 1674	7.61	18.81	pasture
part SD 9036 5181	<u>8.63</u>	<u>21.33</u>	pasture
	<u>64.16 Hectares</u>	<u>158.55 Acres</u>	



Previous Ownership Option Rights

The land shaded orange on the plan extends to 2.60 acres and the former owner, now namely United Utilities Water, has the benefit of an option to purchase back this area close to Lower Coldwell Reservoir for a period of 21 years from 14th May 2003 so the right of option expires on 14th May 2024.

Additional land held on licence and Deerstone Moor Rights

The land edged green on the plan extends to 5.56 acres and is rented from United Utilities Water under licence for £60 plus vat per annum. Floyt Bridge Farm has right of access through this area to gain entry to Deerstone Moor where Floyt Bridge Farm has the benefit of 48 sheep rights.

Entitlements

Floyt Bridge Farm has the benefit of entitlements under the Defra Basic Payment Scheme and these will be transferred to the new owner or his nominee after completion of sale as soon as the transfer window allows and in good time for the owner or his nominee to activate a claim for the 2022 claim year.

Covenant

There is an existing covenant on the farm buildings and the farm land restricting the use to agriculture. This covenant does not apply to the farmhouse but everything else in H M Land Registry Title No LA941534, nor does it include field SD8936 4084 - 17.22 acres held under a separate H M Land Registry Title No LA732194.

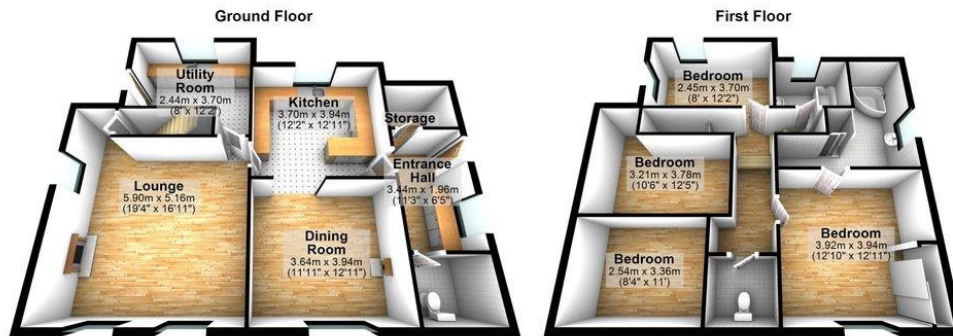
Public Footpath

There is an official public footpath shown on the plan shown as a broken red line between the points marked A and B1 and C. An application has been lodged for this footpath to be rerouted again shown as a broken red line but between the points marked A and B2 and C.

Electricity Wayleave

There is an electricity wayleave agreement for an overhead line across field no's 4084, 6276 and 6659.

Floor plan



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.



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