



**Magnolls Farm
Haslingden Old Road
Oswaldtwistle
Accrington
Lancashire
BB5 3RF**

with 26.32 acres

£1,500,000 OIRO

A great opportunity to purchase a substantial smallholding with huge scope for a range of different uses. Magnolls Farm must be viewed to appreciate the extensive range of accommodation, modern buildings, large traditional barn, outbuildings and 26 acres of good quality meadow and pastureland that it has to offer. The property is well located for all transport networks and major towns yet retaining its own private position and semi rural setting. With huge appeal to the developer, investor, commercial venture or the lifestyle/amenity buyer alike. Offered for sale by private treaty freehold with the potential for vacant possession or subject to existing license agreements negotiable with the buyer.

Viewings strictly by appointment through the selling agents. Ref JT

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

Description

Magnolls Farm represents a typical and diversified Lancashire farmstead with the benefit of over 26 acres agricultural land and a range of modern and traditional farm buildings ripe for development subject to the relevant planning permissions or the lifestyle/amenity buyer. Comprising a large detached stone built 3 bed farmhouse and integrated 2 bed cottage, a detached 3 bed bungalow, a large detached traditional barn, a further 3 agricultural portal framed buildings, range of stables and adjoining 26 acres of meadow and pasture. The farmstead is well located close to all major road and transport networks and the larger towns of Blackburn, Accrington for the majority of major supermarkets, schools and healthcare yet retaining a private setting.

The Farmhouse

A 3 bedroom residence constructed from local stone under a blue slate roof with front and rear gardens. Internally the property retains many original features and substantial sized rooms although basic in their layout. The room dimensions are given below.

Ground Floor

- Kitchen: 3.84m x 3.52m – Fitted kitchen with hard flooring
- Dining Room: 5.06m x 4.12m – Boarded floor, tiled fireplace
- Entrance Hallway: Quarry tile floor
- Reception Room: 5.69m x 3.88m
- Reception Room: 4.22m x 4.27m

First Floor

- Bedroom 1: 5.07m x 4.07m with built-in cupboards
- Bedroom 2: 4.29m x 4.27m with built-in wardrobes
- Bedroom 3: 5.04m x 3.59m
- Bathroom: 3.30m x 2.14m

The Cottage

A 2 bedroom cottage adjoining the farmhouse constructed from the same local stone and slate roof as the farmhouse. Providing independent living accommodation from the farmhouse the rooms are basic in their layout and their dimensions are given below.

Ground Floor

- Dining Kitchen: 3.95m x 2.44m – Fully fitted
- Living Room: 5.62m x 4.27m

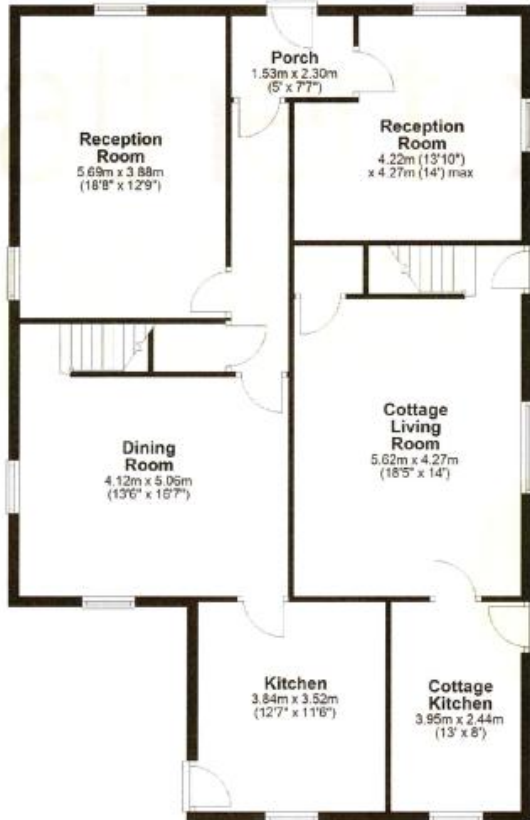
First Floor

- Bedroom 1: 4.24m x 3.49m
- Bedroom 2: 2.25m x 2.13m
- Bathroom: 2.25m x 1.2m



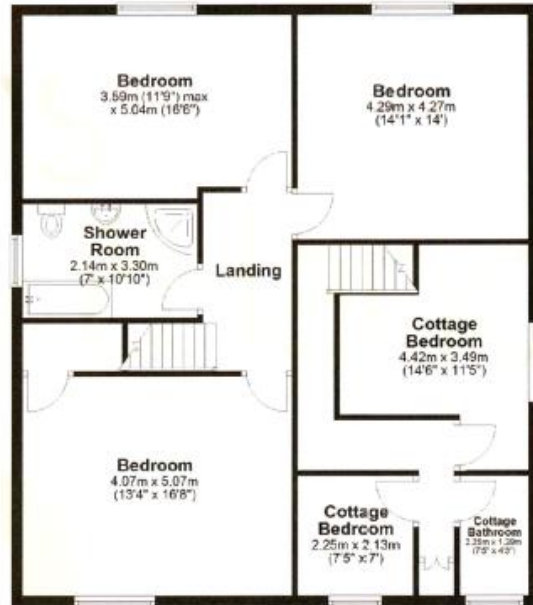
Ground Floor

Approx. 127.2 sq. metres (1368.5 sq. feet)



First Floor

Approx. 103.8 sq. metres (1117.4 sq. feet)

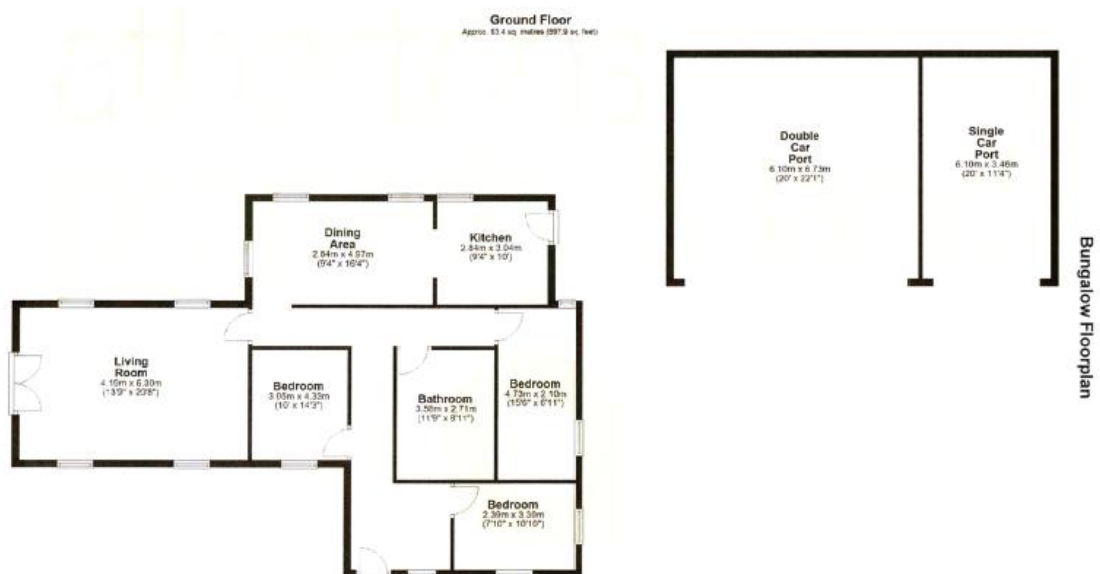


Farmhouse Floorplan

Total area: approx. 231.0 sq. metres (2486.3 sq. feet)

The Bungalow

A partially converted ex dairy building constructed from stone under a blue slate roof. The conversion provides a 3 bedroom single story accommodation including lounge, dining area, kitchen and bathroom currently in the process of construction. The bungalow is detached in its own grounds with parking and garden areas with an overall floor area of 1,694sq ft. Constructed under planning permission ref 11/04/0795 Hyndburn borough council.



Total area: approx. 83.4 sq. metres (897.9 sq. feet)

Traditional Barn (115' x 50') - a detached stone built barn under a tile roof, concrete floor throughout with single story stone built lean to the south and west elevations with roller-shutter loading (x 2) and covered loading bay. Ancillary staff facilities and offices. Currently occupied under a formal flexible rolling license with rental GIA – 5,236 sq ft. Occupied by third party @ £2,300pcm (used for storage). The barn was previously passed with conditions by Hyndburn council in December 2000 for the conversion into 6 dwellings. This is now superseded by permission granted for the use of the building as parcel delivery business/offices under app number 11/04/0795



Agricultural buildings, Stables and Yard

10 bay general purpose (140' x 45') – A concrete portal frame building with concrete floor, concrete block walls and a corrugated fibre cement roof sheets. Roller shutter door to one gable end and interconnecting with adjoining building.

10 bay indoor menage (140' x 45') - A concrete portal frame building with part concrete floor, concrete block walls and a corrugated fibre cement roof sheets. Part of the building has had a riding school surface laid over it interconnecting with the adjoining building.

7 bay general purpose/stables dual pitch (105' x 25') – a steel portal frame building with concrete floor, concrete block cladding and a corrugated fiber cement roof. Internally the building is fabricated with 16 stables.

7 bay lean to (105' x 20') – A steel portal framed building with concrete floor and a concrete block cladding with fibre cement roof sheets over.

8 bay stables (120' x 20') – A monopitch open fronted building constructed from steel portal frame, concrete floor, concrete block cladding and a corrugated fibre cement roof. Internally the building is fitted with fabricated stables.

Yard area - concrete yarded area subject to a flexible rolling licence agreement circa £300 per month



Agricultural Land

Extending to approximately 26.32 acres or thereabouts excluding the house, yard, buildings and garden areas the land is shown on the attached plan edged red. In the main the land is good quality grade 4 agricultural land currently used in production of grass forage for livestock purposes and the grazing of livestock and horses. Split into several parcels the land provides good access with well fenced boundaries and a ring fence around the steading. The land has no known restrictive covenants, is not registered with the rural payments agency for any restrictive Stewardship Schemes and all sporting and mineral rights are believed to be in hand. Mains water is available to the field parcels and in close proximity to the farmstead. There is a public footpath that borders the northerly boundary traveling east to west. There is also a high voltage power cable overhead with a national grid pylon located within the acreage of which a legal easement and annual payment is provided for.

Services to site Mains electric, mains water, mains gas, septic tank drainage.

Council Tax Band – Farmhouse Band D, Cottage band B

Local Authority - Hyndburn District Council

EPC – Rating E

What3Words location - ///agreed.shack.jazzy

EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		







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