

A photograph of a two-story stone house with a grey tiled roof and a brick chimney. The house has several windows with green frames. A corrugated metal shed is visible in the foreground on the right. The house is surrounded by greenery and trees.

**High Crompton Farm, Bentley Hall Road,
Bury, Greater Manchester BL8 3PH**

Bury – 2 miles

Manchester – 10 miles

A unique development opportunity of a detached grade 2 listed farmhouse, former five bay barn, stonebuilt former cow shed and ancillary attached farm sheds in an elevated three acre setting with extensive south east to south west views of open countryside.

High Crompton Farmhouse is grade 2 listed under Historic England List Entry No. 1162897 as having special architectural or historic interest of seventeenth century origin with stone mullion windows and internal timber features. The farmhouse is detached and constructed of stone walls under dual pitch slate rooves. The farmhouse has not been occupied for twelve months and the doors and windows are currently boarded up for security. EPC (27th March 2017) Energy Rating G, Potential B.

The Former Five Bay Barn 60' x 30' is constructed of stone walls under a dual pitch stone slate roof but the southeast gable bay has collapsed and the adjoining bay has no roof slates. Attached at right angles is the former dairy and loose box 33' x 20' stonebuilt under a dual pitch cement fibre roof. To the rear is an extensive range of adjoining timber and tin structures.

The Former Cow Shed 60' x 32' is stonebuilt under a dual pitch slate roof. Attached to the southeast gable of the cow shed and also the southeast front corner of the farmhouse are adjoining timber and tin structures of little value and relatively easy to demolish.

The Site extends to 3 acres shown on the plan with a boundary edged red. A further plan with boundary measurements is available on request. Access from Bentley Hall Road is currently banked up for security and drivers are advised to park vehicles in the field at the lower end of Bentley Hall Road and then walk up to High Crompton Farm.

Tenure The property is freehold with vacant possession.

Viewing By appointments through the selling agents (no children). Bentley Hall Road is most easily approached from High Street, Walshaw.

Method of Sale The sale will be conducted by informal tender with a closing date fixed for 12noon Wednesday 15th October 2025. Offers must be submitted on the official tender form provided and made subject to contract. **Guide Price** £575,000.

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to sawley@rturmer.co.uk

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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Farmhouse North East Elevation



Farmhouse North West Elevation



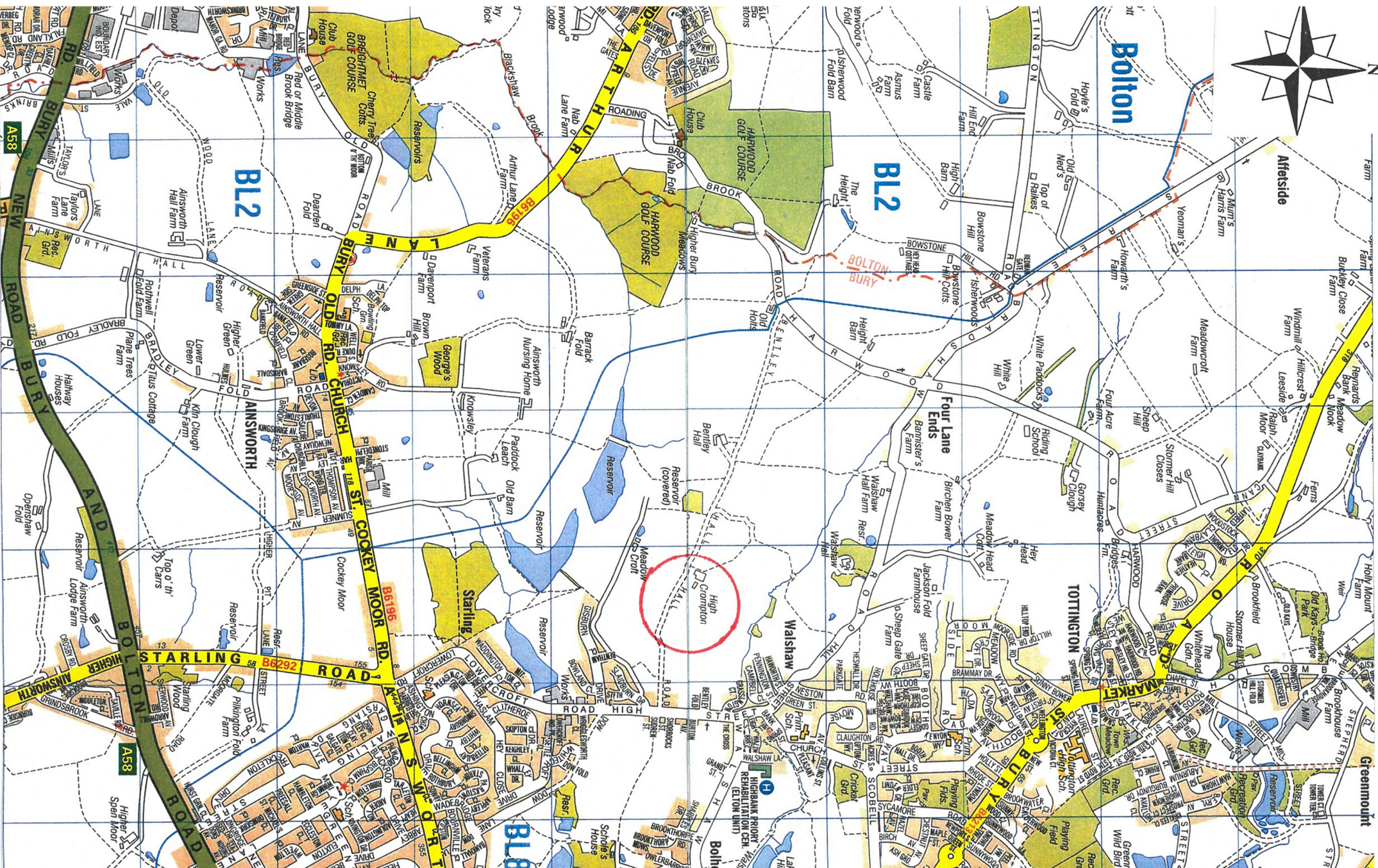
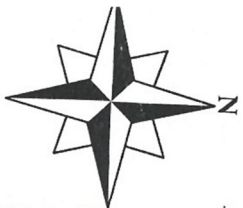
Former Five Bay Barn and Attached Loose Boxes



Former Cow Shed







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

