



Alder House, Holden Lane, Bolton by Bowland, BB7 4LZ

Bolton by Bowland – 2 Miles

Clitheroe – 5 Miles

A59 – 3 Miles

Alder House Farm, Bolton by Bowland, Clitheroe, Lancashire BB7 4LZ is a valuable 105 acre stockrearing farm with a detached Grade II* residence with immense character features, a traditional range of stonebuilt farmbuildings, stonebuilt outbarn, prime meadowland and productive pastureland and is offered for sale by informal tender as a whole or in any combination of six adjoining lots. The farmland has a good length of road frontage to a council maintained road and has a southerly aspect with the benefit of mains water. Alder House Farm is offered for sale freehold with the benefit of vacant possession on completion.

The market town on Clitheroe is a busy thriving shopping centre with excellent leisure facilities and schools not to mention Stonyhurst College five miles to the north west or Skipton market town and schools ten miles east along the A59. Clitheroe is in the heart of the Ribble Valley and the Forrest of Bowland area of outstanding natural beauty is only five miles to the north of Alder House Farm. There is a livestock market in Clitheroe itself and also Gisburn on the A59, both markets being equidistant from Alder House Farm.

Services comprise mains water and electricity. Arrangements for individual metred water supplies will have to be considered if offers for individual lots are accepted. The farmhouse has a private sewage treatment facility with its own drainage field within the area in lot 1 but the structure is old and prospective purchasers should budget for the cost of a new installation.

Reserved Rights of Way In the event that the property is sold in separate lots vehicular rights of way will be reserved over Lot 1 for the benefit of Lot 2 and Lot 4 and over Lot 2 for the benefit of Lot 4.

Council Tax band E

Energy Performance Certificate The residence is grade II* listed and an EPC certificate is not a legal requirement or of any benefit.

Method of Sale Informal Tender with offers to be submitted to Richard Turner & Son, Sawley office by midday Wednesday 30th August 2023 on the prescribed form.

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

Viewing By appointment through the selling agents, preferably around midday Tuesdays and Thursdays but other convenient times may be arranged where possible. Appointments will be staggered at 15 minute intervals to allow for accompanied inspection of the house and buildings, and ease parking and turning in the farmyard, so it would be appreciated if site attendance was relatively precise in accordance with times agreed through our Sawley office.

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 Grade II* Listed Residence with 4.19 Acres – edged red

Alder House Farmhouse is detached and constructed of stone walls with attractive stone mullion windows to the front elevation and three storey front entrance porch under slate rooves. The residence is Grade II* listed as of historic interest probably originating from the fourteenth century but the front porch headstone is dated 1708 as an addition at that time.

The living accommodation is as follows.

Ground Floor Open front entrance porch with internal stone seats each side leading to a solid oak door to a small internal porch with stone flagged floor and glazed inner door to the hall with stone flagged floor, stone step stairway to the first floor and entrance to all the ground floor rooms.

Lounge 18' 5" x 17' 4" with fitted carpet, front four light stone mullion window with undersill radiator, wall radiator, lakeland slate fireplace and hearth with polished wood mantle, built in cupboard with shelves, beamed ceiling and wired for centre ceiling light and two wall lights.

Sitting Room 18' 0" x 14' 0" with fitted carpet, front four light stone mullion window with undersill radiator and wall radiator, stone fireplace and hearth with polished wood surround, built in cupboard with shelves, beamed ceiling and centre ceiling light.

Utility 11' 10" x 9' 9" with patchy lino floor covering, rear two light mullion stone window, boarded ceiling and electric meter and trip switches.

Understair Pantry 6' 8" x 3' 6" with stone flagged floor, rear single light window, stone cold slab and shelving.

Kitchen 18' 10" x 9' 11" with carpeted floor, rear five light stone mullion window with undersill stainless steel double drainer sink unit and stone slab, Grant oil fired central heating boiler on a concrete slab in a stone surround alcove, beamed ceiling and rear entrance door.

First Floor A return stairway with five stone steps leads to a half landing with rear two light stone mullion window returning up three stone and five wood steps to a central landing 15' 0" x 12' 0" with oak panelled partition to the bathroom, rear three light stone mullion window, centre ceiling light and entrances to three bedrooms, the bathroom and stairway to the second floor.

Front Bedroom 1 19' 0" x 18' 3" with front four light and gable two light stone mullion windows, polished metal fireplace with blue glazed tile surround and tile hearth with polished wood surround, wall radiator, front window undersill radiator and centre ceiling light. Small room over the front porch 6' 5" x 6' 5" with three light stone mullion window and door from the bedroom.

Front Bedroom 2 18' 4" x 17' 6" with front four light stone mullion and single light gable windows, polished metal fireplace with blue glazed tile surround and tile hearth with polished wood surround, wall radiator, front window undersill radiator, built in cupboard with shelves and centre ceiling light.

Rear Bedroom 3 13' 5" x 9' 8" with fitted carpet, two light stone mullion gable window and centre ceiling light.

Bathroom 10' 0" x 9' 9" with fitted carpet, airing cupboard with hot water cylinder with immersion heater, rear window with wall tiling up to sill level, wall radiator, glass panel and curved curtain shower closet with Mira Advance electric shower fitting, pedestal wash basin, low flush toilet and centre ceiling light.

Second Floor A return stairway leads from the first floor to a half landing with rear three light stone mullion window to the second floor landing 16' 10" x 9' 9" with rear two light stone mullion window, centre light fitting and entrances to attic room 19' 1" x 18' 2" with three light and gable single light windows, attic room 18' 4" x 17' 7" with three light and gable single light windows, attic room 11' 0" x 9' 9" with boarded up window and attic room 6' 5" x 6' 5" with three light front window.

Services comprise mains water, mains electricity, private drainage and oil fired central heating.

Outside stone walled front and rear gardens with detached stonebuilt and slate roof former toilet, former coal shed constructed of cement rendered brick walls under a slate roof and side paddock.

Schedule	part 6042	0.61	house, garden, croft
	5153	1.82	meadow
	6251	<u>1.76</u>	meadow
		<u>4.19</u>	acres
Guide Price £675,000			

Lot 2 Range of Farm Buildings with 5.39 Acres – edged green

Four Bay Barn 60' x 27' stone built under a slate roof with three hay bays with large door entrance porch, shippon with ten stalls under a hayloft and rear lento former milking shippon 60' x 15' of similar structure.

Range of Stores 50' x 20' stonebuilt under a slate roof with open front log store 15' x 20', stable 15' x 20', loose box 10' x 20' and loose box 10' x 20' with loft overall with stone step access on the gable of the log store.

Dairy and Machinery Store 45' x 15' stonebuilt under a slate roof with former dairy 10' x 15' and half open front machinery store 35' x 15'.

Covered Middenstead 20' x 20' constructed of cement rendered brick walls with concrete floor under a ridge cement fibre clad roof.

Seven Bay Multi Purpose Shed 100' x 30' constructed of steel frame with concrete block walls, concrete floor, upper sides with plastic wind break and cement fibre ridge roof cladding.

Schedule	5237	4.78	pasture
	part 6042	<u>0.61</u>	farmbuildings
		<u>5.39</u>	acres
Guide Price £400,000			

Lot 3 Roadside Meadow 12.11 Acres – edged blue

Schedule	7146	5.60	meadow
	8235	<u>6.51</u>	meadow
		<u>12.11</u>	acres
Guide Price £125,000			

Lot 4 Pastureland 22.93 Acres – edged orange

Schedule	7425	6.47	pasture
	6618	12.15	pasture
	9400	2.91	pasture
	part 9408	<u>1.40</u>	Pheasanry Plantation
		<u>22.93</u>	acres
Guide Price £140,000			

Lot 5 Roadside Pasture 13.86 Acres – edged brown

Schedule	9616	5.81	pasture
	0721	<u>8.05</u>	pasture
		<u>13.86</u>	acres
Guide Price £110,000			

Lot 6 Outbarn with 46.52 Acres – edged yellow A three bay outbarn constructed of stone walls under a slate roof with shippon for twelve cows at a low ground level and hay store at a higher ground level with large barn door entrance.

Schedule	0061	31.03	pasture
	0174	0.03	pasture
	0149	0.02	pasture
	0246	0.03	pasture
	4165	3.52	meadow
	5762	7.15	meadow
	4252	<u>4.74</u>	pasture
		<u>46.52</u>	acres
Guide Price £330,000			

Grade II* Detached Residence





Sitting Room



Lounge

Front Entrance Porch



Kitchen



First Floor Landing



House Garden





LOT 6

LOT 1

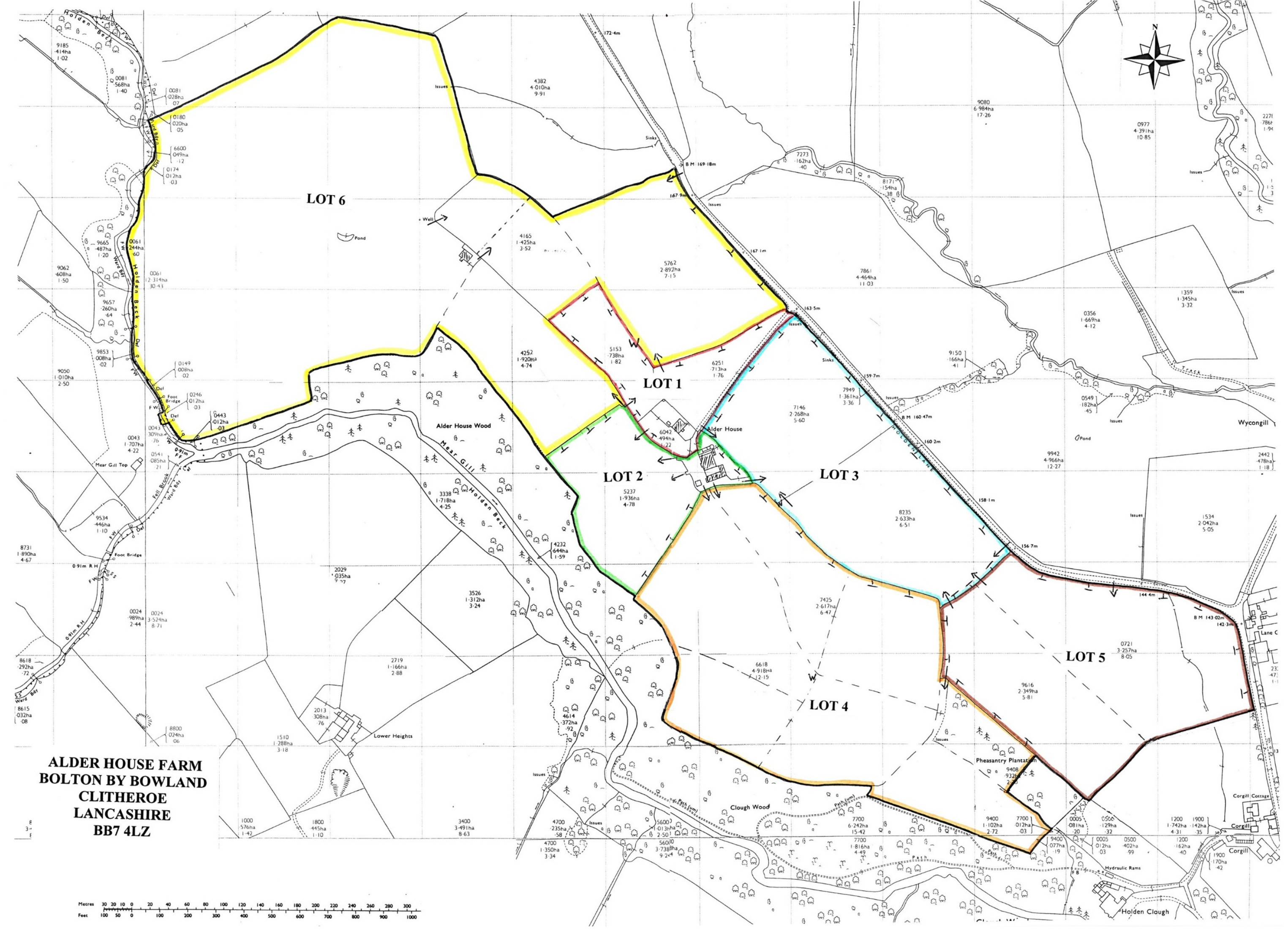
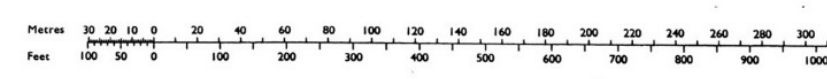
LOT 2

LOT 3

LOT 4

LOT 5

**ALDER HOUSE FARM
BOLTON BY BOWLAND
CLITHEROE
LANCASHIRE
BB7 4LZ**



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Second Floor Landing



Driveway Entrance and Meadow



Range of Stores with Loft



Four Bay Barn



Seven Bay Steel Frame Shed



Outbarn



Pasture

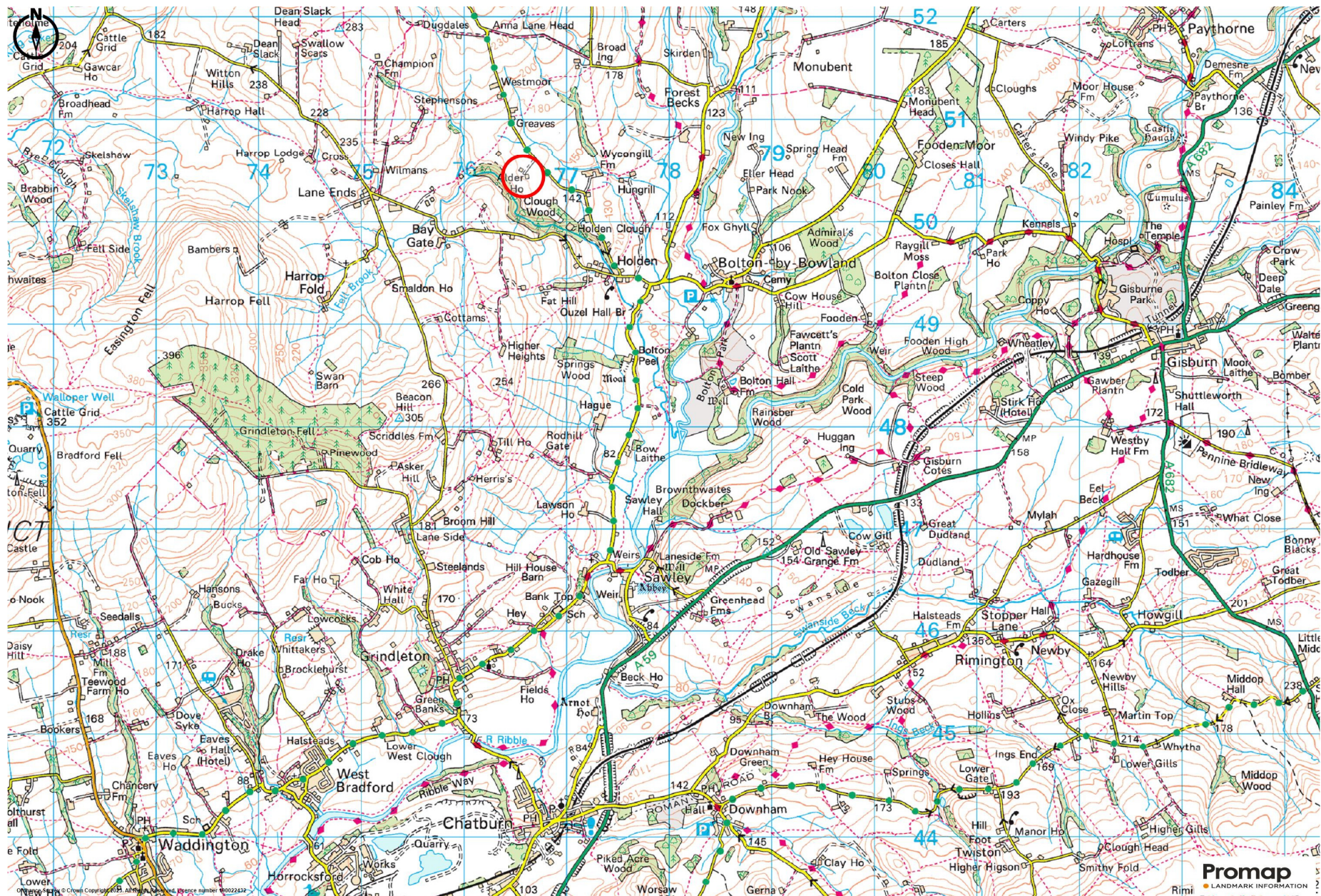


Meadow



Four Bay Barn





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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.



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