



**Crane Wood Farm
Cowark
Clitheroe
Lancashire
BB7 3DG**

**Guide £1,200,000 (as a whole)
Lot 1 52.32 acres edged red - Guide £1,000,000
Lot 2 22.57 acres edged blue - Guide £200,000**

For sale by informal tender deadline noon 5th July 2023

A charming traditional farmstead in the Forest of Bowland area of outstanding natural beauty. A grade II listed 3 bed farmhouse, traditional stonebuilt barn and range of modern agricultural buildings with the benefit of up to 75 acres meadowland and pasture available. A rare chance to purchase a traditional farm in the Ribble Valley being of interest to a wide audience of buyer types. The property is offered for sale by informal tender freehold with vacant possession. Proof of funds required with accompanying tender form by 12noon on 5th July 2023 to the Sawley office. Viewings by appointment only on 31st May and 7th June 2023. Ref JT.

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

Description

Crane Wood Farm is a traditional Lancashire farmstead located in the North West of England in the Ribble Valley District and Forest of Bowland area of outstanding natural beauty. Cowark can be found approximately 9 miles from the market town of Clitheroe home to all important amenities such as supermarkets, grammar schools, transport links and medical centres and local shops, cafés and bars. The farm comprises of a character grade 2 listed farmhouse with 3 bedrooms, built from stone under a slate roof, the farmhouse has an adjoining single storey stable to the south east gable.

Opposite the farmhouse is a traditional stone built barn with corrugated roof sheets and cow shippens to the side and rear. Furthermore various modern pole and steel portal framed buildings with timber built cubicle houses adjoining the farmyard. The farm land extends to approximately 75 acres of meadow and pasture split by the Cowark public highway leaving 52 acres surrounding the farmhouse and buildings and 23 acres across the road. The property is described in more detail below.

The Farmhouse

A grade II listed residence benefitting from 3 bedrooms and adjoining stable built from stone under slate roof. Internally the property is accessed from the rear yard area and comprises as follows:

Kitchen (4.14m x 3.3m)

The kitchen positioned to the rear of the property is voided to the ceiling with a single centre light fitting, a four door oil fired Aga with back boiler for hot water only. Wall units are fitted with freestanding base units and a stainless steel sink with double drainer and mixer tap over. The floor is linoleum covered and the rear facing window is timber construction sash.



Living Room (4.57m x 4.3m)

Located at the front of the farmhouse with mullioned windows, exposed stone and timber beams. Centrally is a solid fuel log burner in an alcove fireplace and timber surround and alcove shelves, centre light fitting and carpeted floor.



Snug (3.8m x 3.5m)

With an open fireplace and brick surround the room has mullioned windows and pvc frame inserts, a centre light fitting, carpeted floor and access to first floor staircase.



Study (4.2m x 2.6m)

With tiled fireplace and open fire, single window and pvc insert storage heater and centre light fitting.



Pantry (4.1m x 2.1m)

A flagged floor, external window and flagged shelves. The redundant borehole tank and associated plant remain in situ.

First Floor

Master Bedroom (3.6m x 3.5m)

A double bedroom to the front of the property looking out of mullion windows the room has a centre light fitting, economy 7 storage heater and a disused open fireplace with cast iron surround.



Bedroom 2 (3.8m x 3.7m)

A double bedroom with mullion windows, false ceiling tiles and loft access, centre light fitting, economy 7 storage heater, boarded and carpeted floor.



Bedroom 3 (4.2m x 2.7m)

A single room with fireplace and surround, centre light fitting, economy 7 storage heater and mullion windows to the front.

Family Bathroom (2.7m x 3.8m)

A three piece suite with WC, pedestal basin and bathtub. Timber construction shelves and airing cupboard, exposed timber beams and skylight.



Externally

The farmhouse has an enclosed garden with various mature trees, fruit trees and shrubs. Adjoining the house to the south eastern elevation is a large traditional stable with loft over.

Services

Spring water supply and redundant borehole.

Mains electric

Septic tank drainage

Oil fired aga (hot water only)

Economy 7 storage heaters

Council Tax - Band - E

Local Council - Ribble Valley Borough Council

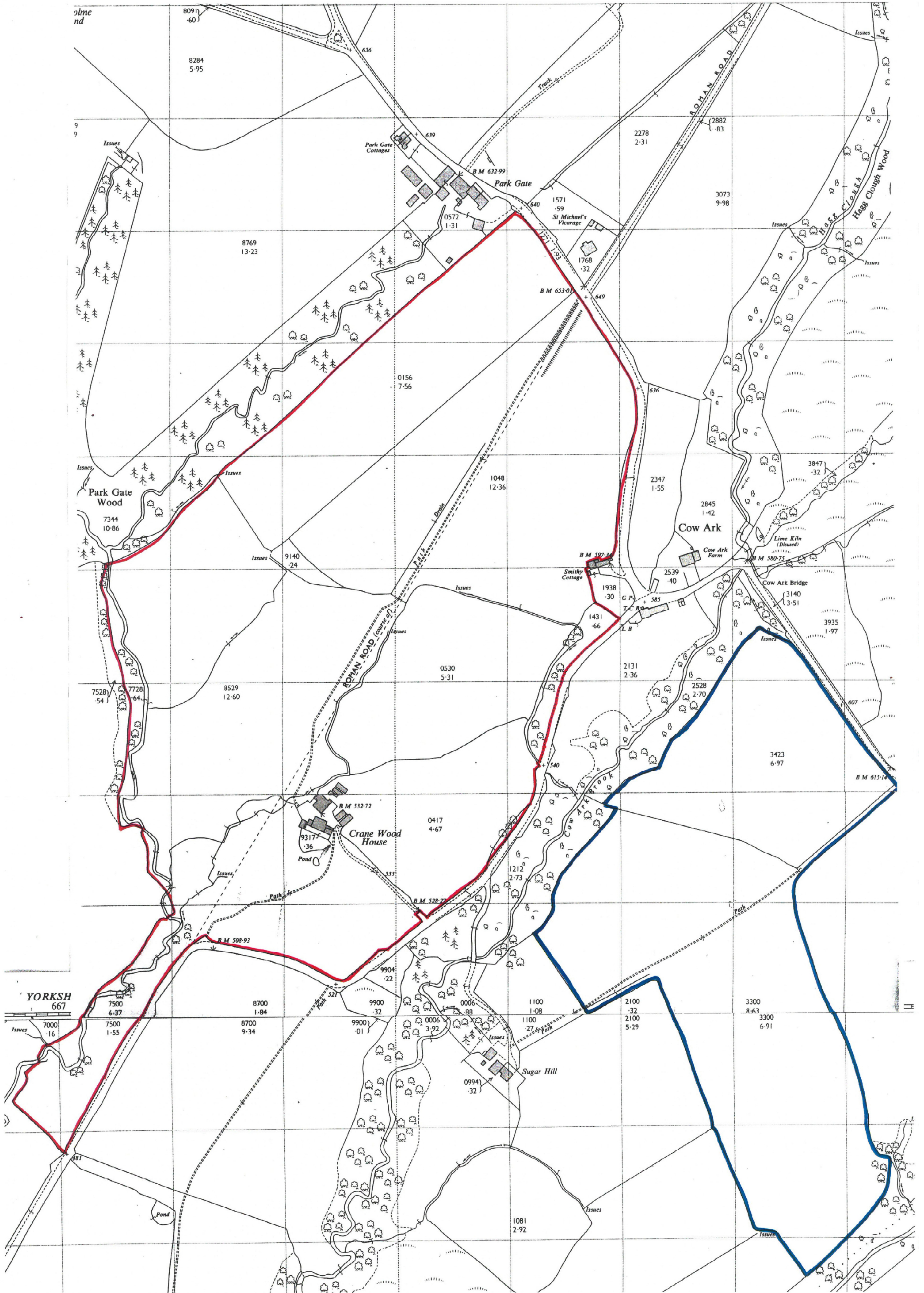
EPC

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

Buildings

Traditional Barn (44' x 33') - A detached stonebuilt barn under fibre cement roof sheets and single storey shippon leanto building and collecting yard to the side and rear.





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4 Bay General Purpose (60' x 40') – A steel portal frame building with loose housing pens on a concrete floor. The building is clad with semi concrete block walls and the remainder to the eaves timber Yorkshire boarding with a corrugated fibre cement roof sheet over.



Silage Clamp 4 Bay (60' x 30') – A steel portal frame building with concrete floor, concrete panel walls to the lower and corrugated sheet cladding to the upper walls and the roof with open front.

Cow Kennels (60' x 30') - Two timber framed and timber clad cubicle houses with concrete floor and cubicles for 30 each. Slurry storage on the south east gable end of these buildings.

Machinery/Hay Shed – A 3 bay timber pole construction with earth floor and corrugated tin sheet cladding and roof.

4 Bay General Purpose (60' x 40') – An open fronted building with steel portal frame construction and concrete floor. Feed barriers to one side with concrete block cladding, corrugated fibre cement roof sheets.



Farmland

The farmland extends to 75 acres or thereabouts in two blocks shown on the attached plan lot 1 edged red, lot 2 edged blue. The land is a mixture of meadow and pasture with good stockproof boundaries and can be found in good heart. There is a mixture of natural and spring fed water supplies suitable for livestock purposes. The land is registered for Defra's basic payment scheme and would also lend itself to stewardship and environmental based government schemes. A schedule of areas is as follows.

OS No.	Size (Ac)	Name	Description
0530	5.31	Middle meadow	Meadow
7500	7.92	Front field	Meadow
0417	4.67	Dutch Barn Field	Meadow
9317	.36	N/A	House & Buildings
7728	.64	Cow Pasture	Pasture
8529	12.60	Cow Pasture	Pasture
9140	.24	Cow Pasture	Pasture
0156	7.56	Forestry Meadow	Meadow
1048	12.36	Truemans	Meadow
3300	15.54	Cow Ark Pasture	Pasture
3423	6.97	Cow Ark Meadow	Meadow
1431	<u>0.66</u>	Wood	Woodland
Total	<u>74.83</u>		





Sporting

The sporting rights are not included with the sale. A third party privately owns the sporting rights.

Tender Deadline

12noon Wednesday 5th July 2023. Offers to be received in writing on the attached form of tender clearly marked 'Crane Wood Farm Tender'. Proof of funds will benefit any tender made.

Viewing Days

Viewings by appointment only on 31st May and 7th June 2023 by appointment through the selling agents. Please contact the Sawley office to make an appointment.



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

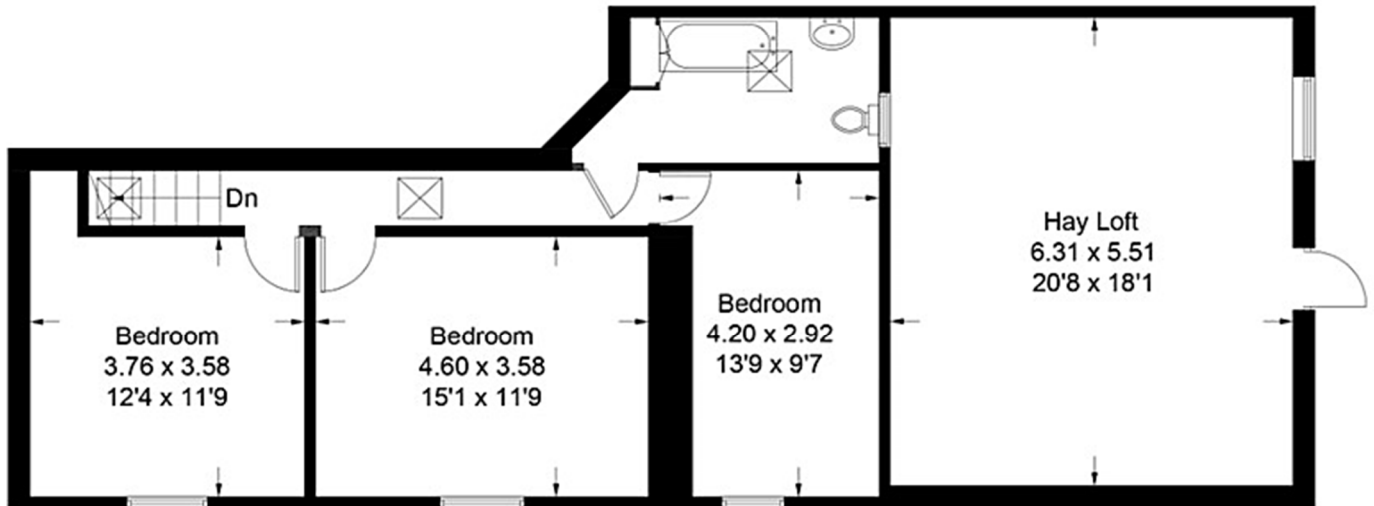
Floorplan

Crane Wood Farm

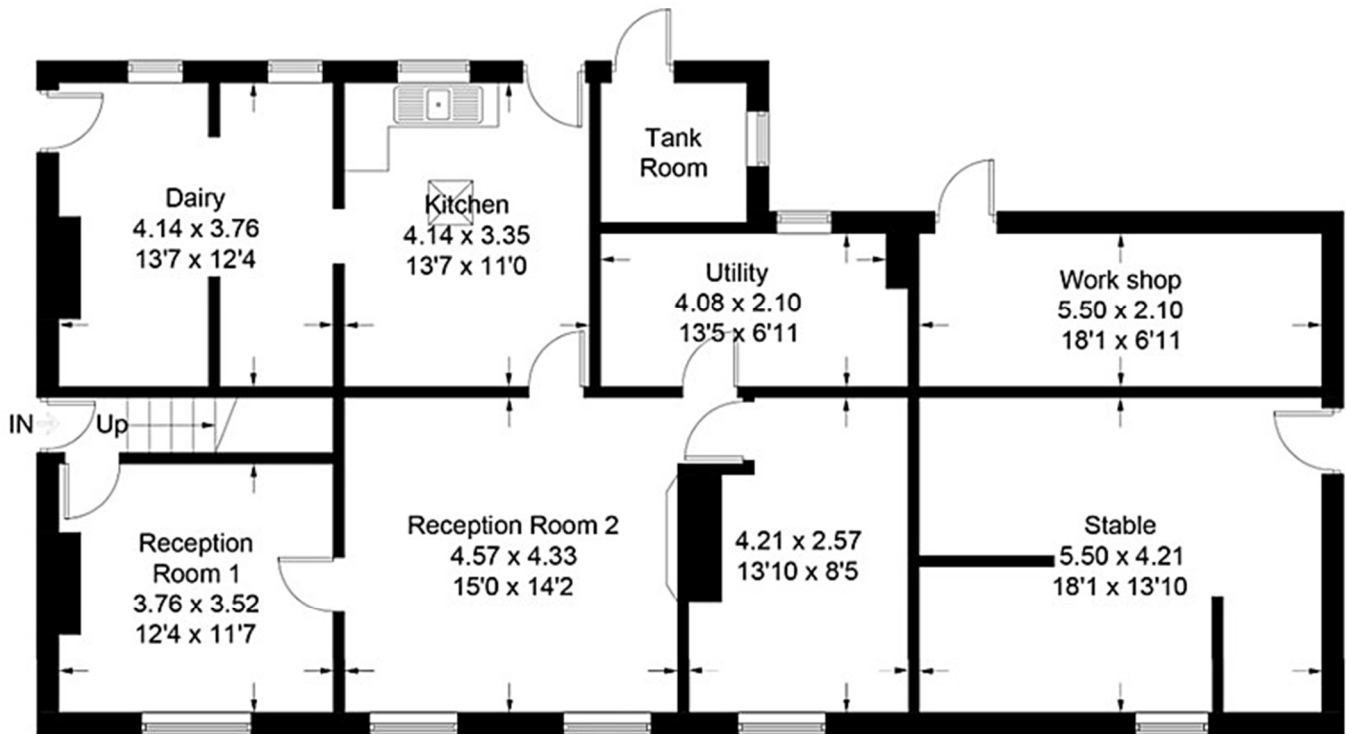
Approximate Gross Internal Area = 191.3 sq m / 2059 sq ft

Stable & Work Shop Area = 36.3 sq m / 391 sq ft

Total = 227.6 sq m / 2450 sq ft



First Floor



Ground Floor



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