



**New Barn Farm**  
**Halifax Road, Littleborough**  
**Rochdale**  
**OL15 0LB**

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**Guide Price £850,000**

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New Barn Farm is a great opportunity to acquire a farmhouse with adjoining barn having further development potential to create one large residence or further attached dwellings, subject to consent.

The property consists of a three-bedroom detached stone-built dwelling. The property benefits from having 6.59 acres (2.7ha) of land and comes with a substantial attached stone barn, detached stable block and steel portal frame storage building.

*New Barn Farm is offered for sale via private treaty.*  
Viewing strictly by prior appointment through the selling agents.

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



## Property Description

**New Barn Farmhouse** is a three-bedroom farmhouse constructed from stone under a stone roof and sits within garden lawns, a private asphalt driveway and benefits from circa 6.4 acres of pastureland. The range of accompanying buildings provide lots of storage space and opportunity for workshops, livestock and equestrian uses. Surrounded by open fields and countryside, this property is conveniently located on the outskirts of Littleborough. Access to the property is from Halifax Road (A58).

Services include:

- Mains Water
- Mains Electricity
- Foul Drainage to Mains Sewer
- Mains Gas, Immersion heater and electric storage heaters.

**Rochdale Borough Council Tax Band: F (2025-256: £3,550.57)**





**The farmhouse** has hardwood double glazed window units and comprises of the following accommodation:

**Porch (3.15m x 1.4m)**



**Living Room (4.62m x 4.35m)**



**Kitchen (4.6m x 2.59m)** - Accessed from the living room, includes fitted base and wall units with metal sink, induction hob and electric oven.



**Lounge (7.4m x 4.04m)**



Master bedroom (4.38m x 4.65m)



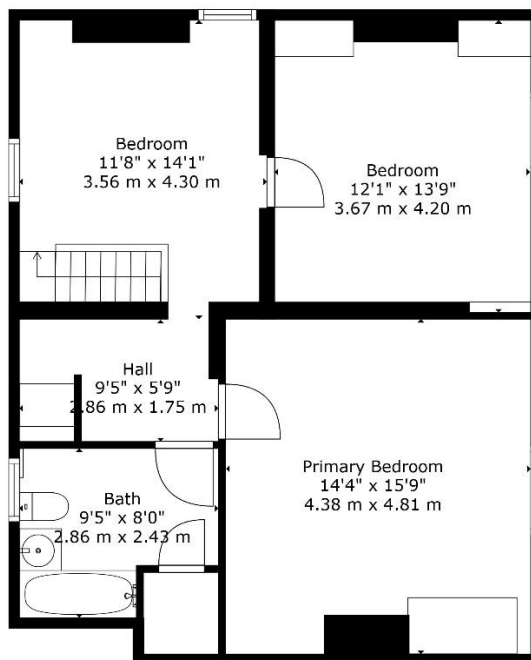
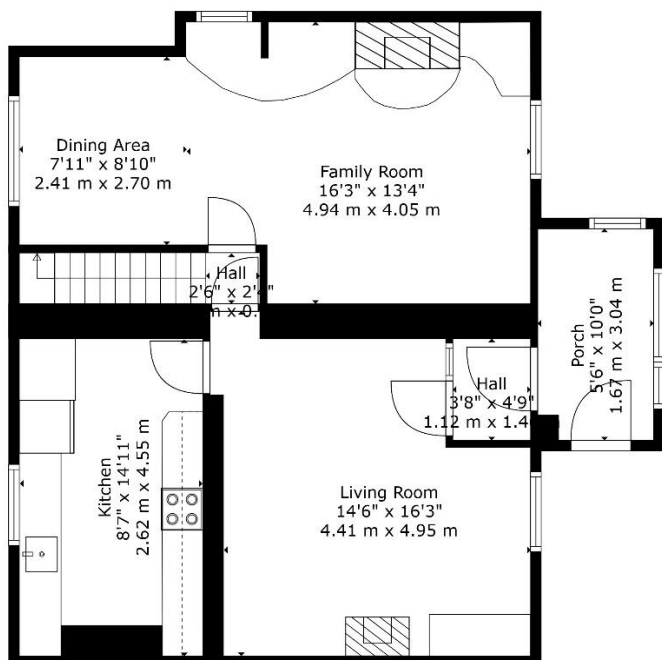
Bedroom 2 (3.72m x 3.64m)



Bedroom 3 (3.65m x 3.58m)



Family Bathroom (2.72m x 2.59m)



**TOTAL: 1408 sq. ft, 131 m2**  
 FLOOR 1: 711 sq. ft, 66 m2, FLOOR 2: 697 sq. ft, 65 m2  
 EXCLUDED AREAS: PORCH: 55 sq. ft, 5 m2, UNDEFINED: 14 sq. ft, 1 m2  
 WALLS: 113 sq. ft, 12 m2

This Floorplan Is Intended For General Reference And Illustrative Purposes Only. Measurements, Floor Areas And Orientation Are Approximate. Produced By Mo Media.







**Externally** there is a range of traditional and modern farm buildings with development potential which include:

- A **traditional stone barn**, under a stone roof (8.8m x 7.4m), with single storey lean-to (4.1m x 5.1m).
- A **large steel portal frame building** with block walls, concrete floor and fibre cement roof (27.1m x 11.9m x 6.2m to the eaves).
- A second smaller **steel portal frame building** in the field with block walls, hardcore floor, fibre cement roof (18.2m x 6.1m).
- A **courtyard** surrounded by a **range of block buildings** including stables, pig cotes, dog kennels, a range of loose boxes and general storage.





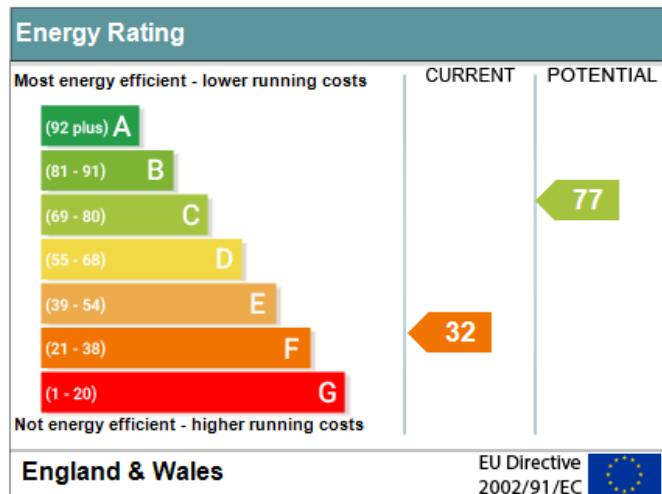


**The land** consists of 5.38 acres of agricultural land in good heart, the majority of the land is good quality meadow with some pasture. The farm steading and lawns surrounding the house add a further 1.21 acres, totaling 6.59 acres.

This property is ideal for equestrian purposes or livestock on a small scale.



Address: New Barn Farm, Halifax Road, Littleborough, Rochdale, OL...  
RRN: 0795-3010-9208-9115-1200



### Tenure

The property is sold freehold with vacant possession upon completion.

### Local Authority & Town Planning

Rochdale Borough Council, Number One Riverside, Smith St, Rochdale, OL16 1UX Tel: 01706 647474

So far as the Vendor is aware the present use of the Property is in accordance with the Town and Country Planning Acts. No requisition shall be raised regarding the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information regarding the Town and Country Planning.

The property is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

### Anti-Money Laundering

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.

### Particulars of Sale

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of, any offer or contract and all Statements made herein are made without responsibility on the part of the Selling Agents or the Vendor. Any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make nor give and neither Richard Turner and Son nor any person in their employment has any authority to make or give any warranty to the Land and Property

### Walls Hedges and Fences

The Purchaser will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchaser of the land with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

### Rights and Easements

The Property is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way (footpaths), all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights. A right of access will be retained by the vendor on foot to maintain a grave plot in the corner of the rear meadow.

### Overhead Electricity and Telephone Lines and Underground Cables.

The Purchaser of the Property shall take it subject to such wayleaves as effects the same.

### Fixtures and Fittings

The Fixtures and Fittings are excluded from the sale unless they are expressly stated as being included.

### Reservation of sale

The Vendor reserves the right to sell the whole property or any part of it.





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