



**Bog Bank Farm  
Bog Height Road  
Darwen  
BB3 0LG  
3 acres**

**£650,000  
OIRO  
(For sale by informal tender)  
NO CHAIN**

A traditional farmstead in the heart of Lancashire with great potential for a number of uses. Offering a quiet setting set back from the highway this grade II listed property is set within 3 acres benefiting from a large stonebuilt agricultural barn and range of modern farm buildings including a large hardcore yard area. The property has good proximity to transport networks and local amenities whilst retaining a private location within the countryside. Offered for sale freehold with vacant possession and no onward chain by informal tender. Offers are requested in writing to the Sawley office by noon 6<sup>th</sup> August 2025. Viewings strictly by appointment through the selling agents.

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

## Description

A genuine and traditional Lancashire farmstead typical of the area ripe for renovation or continued business use. Bog Bank Farm offers a traditional stone built grade II listed farmhouse over 2 floors with 3 bedrooms and two reception rooms. Adjacent to the house is a large stonebuilt barn under a stone slate roof forming a small cobbled courtyard to the centre. Further buildings include a 5 bay general purpose steel frame building, a 4 bay steel frame building and some smaller outhouses. All together the steading sits in approximately 3 acres of grounds, yards and paddocks with a private gated driveway.

## Farmhouse

Bog Bank Farmhouse is a grade II listed property extending to 3 bedrooms constructed of stone under a stone flagged roof. Internally the house comprises as follows:

**Kitchen (3.71m x 2.39m)** with fitted wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated electric oven and ceramic hobs. The kitchen has a tiled floor, PVC splashbacks exposed stonework and an open doorway to the adjoining pantry.

**Entrance Porch (2.51m x 0.91m)** A solid timber construction stable type door leading to the sitting room.

**Sitting Room (5.38m x 4.11m)** with exposed timber beams and original feature fireplace with flagged hearth brick built chimney breast and multifuel burner. A large double window to the front with exposed stonework and panel radiator to the side.

**Living Room (6.38m x 3.10m)** A large living room or dining room with exposed timber beams to the ceiling, center light fitting, stonebuilt fireplace, flagged hearth and a concrete floor. The room is central to the property giving access to the kitchen, sitting room and stairs off to the first floor.

## First Floor

**Landing** a large open landing area, carpeted floor, window to the side elevation and panel radiator.

**Master Bedroom (4.55m x 2.72m)** single glazed windows with carpeted floor and a panel radiator, ensuite (2.64m x 1.83m) facilities with WC, pedestal wash basin, electric shower and tiled walls.

**Bedroom 2 (6.45m x 3.18m)** a double room with center light fitting, panel radiator and a carpeted floor. This room has loft access. and carpeted floor.

**Bedroom 3 (4.09m x 3.71m)** a double room with center light fitting, panel radiator and a carpeted floor.

## Externally

The farmhouse has a small garden area to the front and a cobbled yard area to the side and rear. Included adjacent to the garden is a small wooded/orchard area and old piggery/outhouse. The gable end of the farmhouse has a single storey leanto ex dairy.

Farm buildings

**Stonebuilt Barn** A large stonebuilt agricultural barn with stone flagged roof over, earth floor and loft over. The barn is believed to have been constructed at a later date than the residence and therefore not detailed in the historic England listing and therefore not a listed building.

**General Purpose Building** (70' x 20') A 5 bay steel portal frame building with fiber cement roof. Concrete floor and corrugated cladding to floor.

**General Purpose Building** (60' x 40') A 4 bay mono pitch shed with concrete floor, tin sheet roof and two open sides.

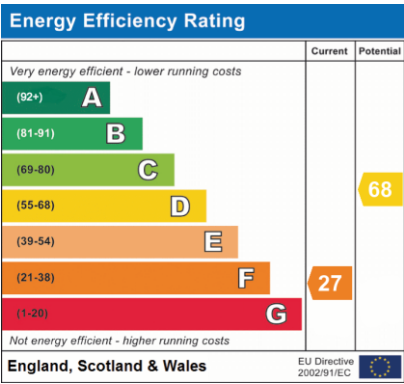
**Old Piggery** A stone built double pig building with corrugated sheet roof, concrete floor and block clad to the front.

**Yard** A large hardcore and level yard area extending to approximately 700sq.ft with good boundary fences.

**Land** Shown on the attached plan edged red the whole of Bog Bank Farm sits in 3 acres or thereabouts. Either side of the main access track are two further agricultural paddocks extending to approximately 1.5 acres of grassland suitable for the grazing of livestock. The paddocks have good boundary walls and fences and benefit from mains water

**Services** Mains water, mains electric, sewerage to farm pit and oil fired central heating system

EPC



**Local Authority** Blackburn with Darwen Council

**Council Tax Band** F

**Tenure** Freehold with the benefit of vacant possession.

**Viewings** Strictly by appointment with the selling agents.

**Tender Deadline** 12 noon 6<sup>th</sup> August 2025 please request or download the tender form at [www.rturner.co.uk](http://www.rturner.co.uk) and return to Old Sawley Grange, Sawley, Clitheroe, Lancs, BB7 4LH clearly marked **Tender Bog Bank Farm**

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















223.7m +

Bog Bank Farm

Path (un)

0m 10m 20m 30m

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**Promap**  
LANDMARK INFORMATION





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Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
E: [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF  
T: 015242 61444  
E: [bentham@rtturner.co.uk](mailto:bentham@rtturner.co.uk)