

Further Houses Farm, Laund Lane, Cribdenside Haslingden, Rossendale BB4 5UB



Haslingden 1 mile

M65 Junction 8 4 miles

Further Houses Farm is conveniently situated for Accrington train station, Manchester via the Bury bypass and the motorway network via the Accrington by pass. From the A56 roundabout at Rising Bridge take the access onto the A680 and after one third mile take the left turn onto Clough End Road. Travel up Clough End Road for 500 yards and take a left turn onto Laund Lane at the end of which there will be a sale board at the gateway entrance to Further Houses Farm.

The market towns of Haslingden, Accrington, Blackburn and Burnley are all in close proximity with good education facilities, hospitals, supermarkets, shopping centres, recreation parks, country walks and restaurants.

Further Houses Farm is offered for sale by informal tender in three convenient lots or as a whole with bungalow, farmbuildings with planning permission for residential development and in all almost 60 acres of sound meadow and grazing land. Planning permission was granted by Rossendale Borough Council on 20th March 2025 for the conversion of a stone barn into a dwelling, the extension of the converted coach house into a large dwelling and the demolition of a redundant stone barn under application no 2024/0053.

Tenure The property is freehold with the benefit of vacant possession and is registered with HM Land Registry Title No. LAN278745.

Method of Sale The property is offered for sale in three lots or any combination of lots by informal tender with offers in accordance with the tender form provided to be submitted to the office of the selling agents on or before midday Wednesday 29th April 2026.

Lot 1 Bungalow, Garage and Woodland Lake in all about 2.10 acres. Guide £425,000

Lot 2 Former Coach House, Sheep Shed and Land in all about 23.29 acres. Guide £300,000

Lot 3 Four Bay Barn and Surrounding Land in all about 34.33 acres. Guide £375,000

Viewing By appointment through the selling agents.

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

what3words///blazers.widgets.dreading

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.

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 Bungalow, Garage and Woodland Lake in all about 2.10 acres edged red on the plan.

The Bungalow is detached and constructed of stone walls under a dual pitch stone slate roof on the site of a former farmhouse which was demolished with the materials used for the bungalow, garage and garden walls. The living accommodation comprises.

Hall 18' 4" x 3' 8" with front glazed entrance door, fitted carpet and wall radiator. There is a pull down loft ladder for access to a boarded out loft with potential for additional bedroom accommodation.

Lounge 18' 5" x 15' 1" with stonebuilt fireplace with polished mahogany mantle, front patio door, gable window, two wall radiators and fitted carpet.

Kitchen 13' 1" x 9' 10" with tiled floor, range of wall cupboards and work top units incorporating a one and a half bowl sink unit under the gable window, four ring gas cooker hob, space and plumbing for a clothes washer, wall radiator, fluorescent ceiling strip light and rear glazed entrance door.

Front Bedroom 12' 0" x 10' 0" with front window, wall radiator and fitted carpet.

Middle Bedroom 11' 10" x 7' 10" with gable window, wall radiator and fitted carpet.

Rear Bedroom 16' 1" x 9' 10" with rear window, range of fitted wardrobes with central dressing table with large mirror, wall radiator and fitted carpet.

Bathroom 13' 0" x 8' 0" with rear window, fitted carpet, vanity wash basin, tiled walls, panelled bath with shower fitting, low flush toilet and Baxi wall mounted gas boiler.

Council Tax band D **EPC** band E

Outside Detached garage 19' 0" x 12' 0" with electronic roller shutter door, walled garden and woodland lake.

Services Mains electricity, spring water supply, traditional septic tank drainage, wood effect upvc double glazed windows and external doors throughout and liquid gas fired boiler for central heating and domestic hot water.

Lot 2 Former Coach House, Sheep Shed and Land in all about 23.29 acres edged green on the plan.

The Existing Cottage is constructed of stone walls under a dual pitch stone slate roof with rear extension. The living accommodation comprises.

Ground Floor Front Porch.

Living Room 15' 7" x 15' 4" fireplace, front window and stairway.

Kitchen 14' 7" x 10' 7" concrete floor, rear window, gable window and outside entrance.

First Floor Stairway from the living room to a landing with entrance to

Bedroom 15' 6" x 10' 4" with front window

Bathroom 8' 0" x 4' 9" with gable window.

Outside Sheep Shed 19' x 14' stonebuilt under a dual pitch cement fibre roof. Meadow and pastureland with a westerly aspect.

Planning Permission provides for ground floor living / dining room, kitchen and utility and first floor two bedrooms and shower room with a total of 780 sq ft of living accommodation over two floors.

Lot 3 Four Bay Barn and surrounding land in all about 34.33 acres edged blue on the plan.

The Four Bay Barn 50' x 24' is constructed of stone walls under a dual pitch stone slate roof with arched doorway, front leanto former pig sty and rear leanto store.

Outside Pastureland and rough grazing land with a westerly aspect.

Planning Permission provides for ground floor lounge / dining area, kitchen, conservatory, snug / playroom, utility and shower room and first floor with two ensuite bedrooms, three further bedrooms, family bathroom and private study in all providing 4,500 sq ft of living accommodation over two floors.

Rights and Reservations

- 1 The routes of public footpaths are shown on the plan.
- 2 The overhead electricity line and pylon are shown on the plan.
- 3 If the property is sold in separate lots the maintenance of the access route will be according to user.
- 4 The bungalow has a spring water supply and will have rights to enter onto the land with the barn ownership for repair and maintenance of the supply. The barn and former coach house owners will be expected to sink water boreholes respectively in their own land.
- 5 The owners of the barn and the former Coach House will be expected to arrange for their own electricity supplies.
- 6 If the property is sold in separate lots the owners of the four bay barn with the benefit of planning permission will be responsible to demolish the two bay barn in accordance with condition 5 of the planning permission thereby allowing a variation of the access route to the former Coach House if it proves desirable.



Ground Floor



Bungalow south facing elevation



Bungalow rear elevation

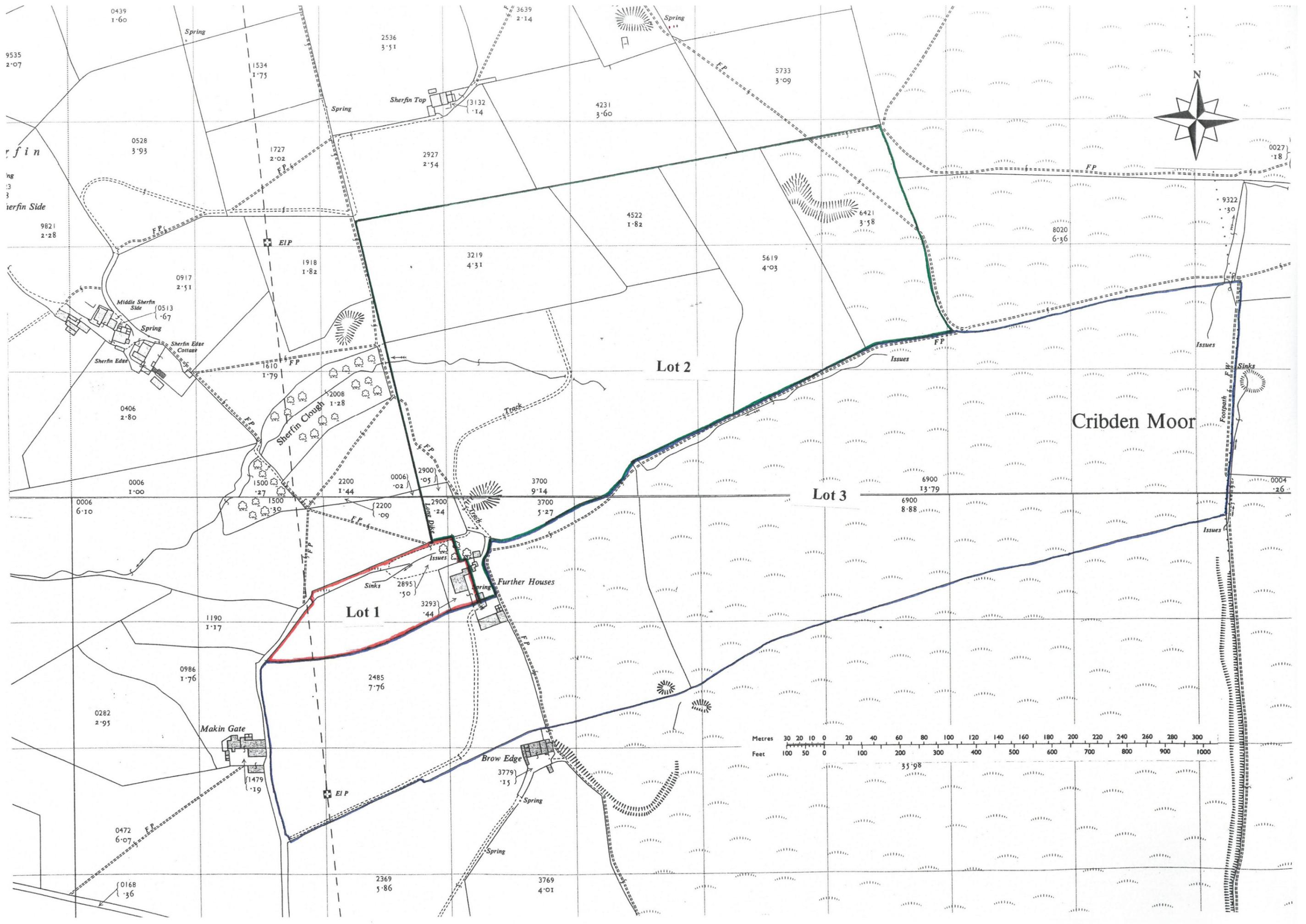


Bungalow east gable and detached car garage



Lounge





Lot 2

Lot 3

Lot 1

Cribden Moor

Sherfin Top

Middle Sherfin Side

Further Houses

Makin Gate

Brow Edge

Spring

Spring

Spring

Spring

Track

Sherfin Clough

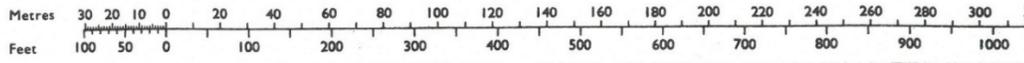
Issues

Sinks

Sinks

Spring

Spring



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Lot 3

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3769
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Kitchen



Rear Bedroom



Bathroom



Font Bedroom



Middle Bedroom



Bungalow Woodland Lake



Coach House south facing elevation



Coach House gable west facing elevation



Coach House Meadow



Sheep Shed

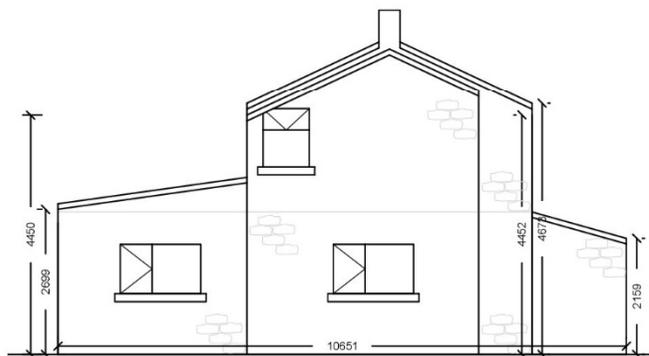
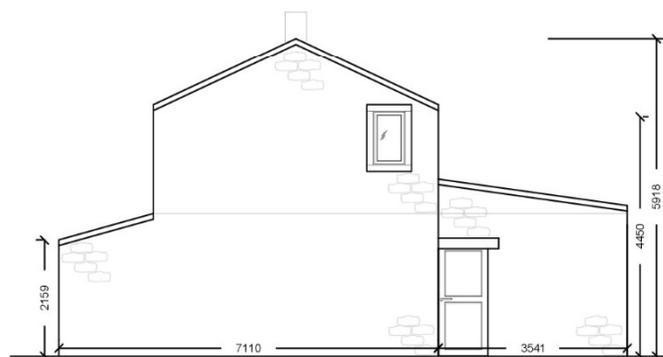
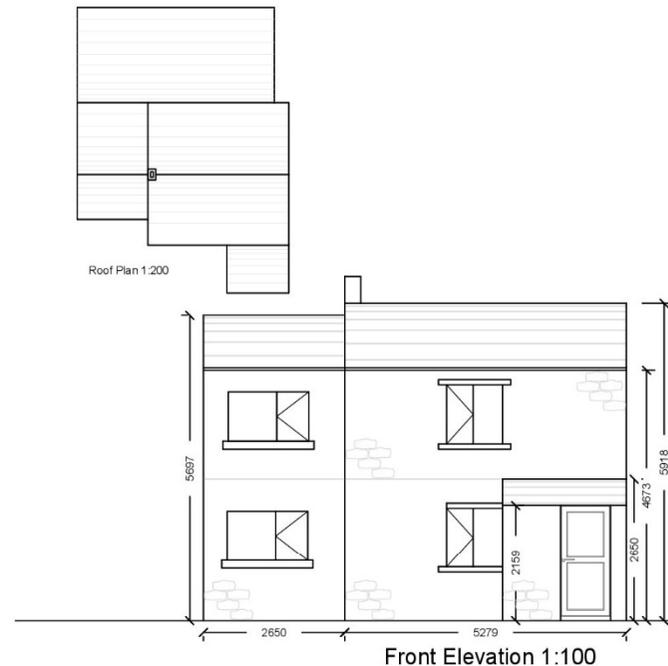
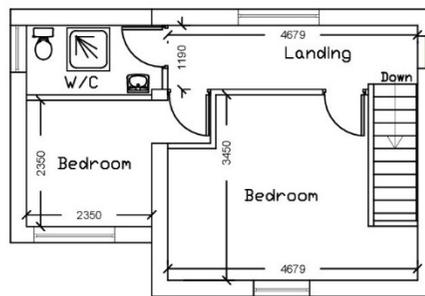
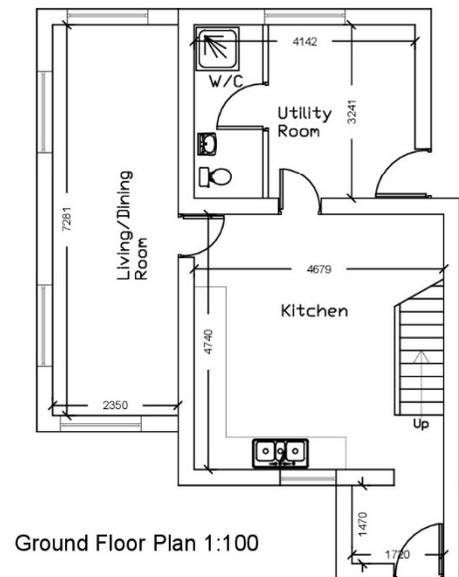


The Barn south facing elevation



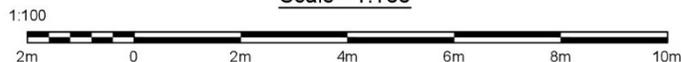
The Barn north facing elevation





Amendments:
 19/09/2024 - A
 Plans altered further to discussions with planning officer.
 07/03/2025 - B
 Plans altered to show more minimal extension in order to achieve consent.

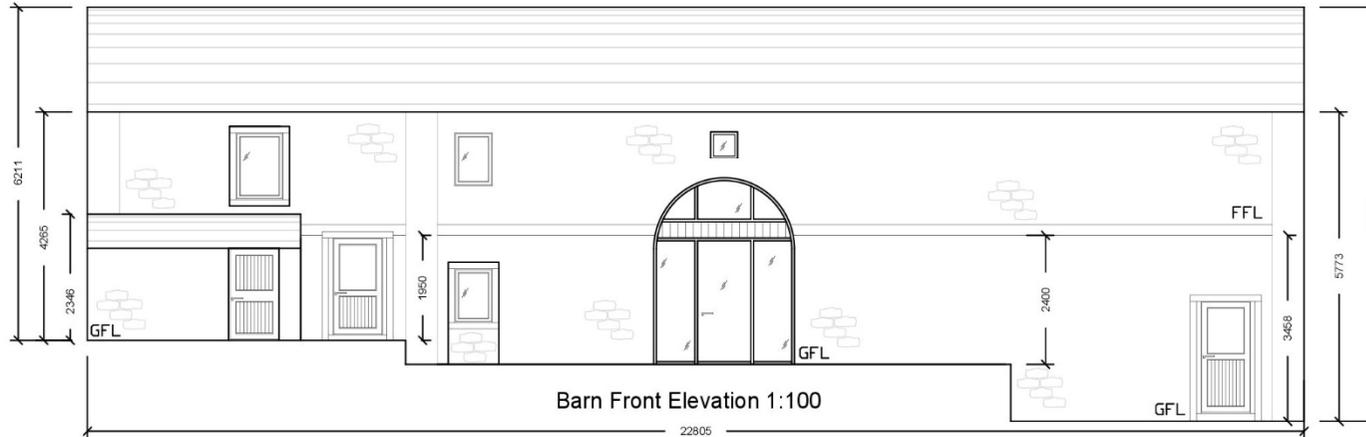
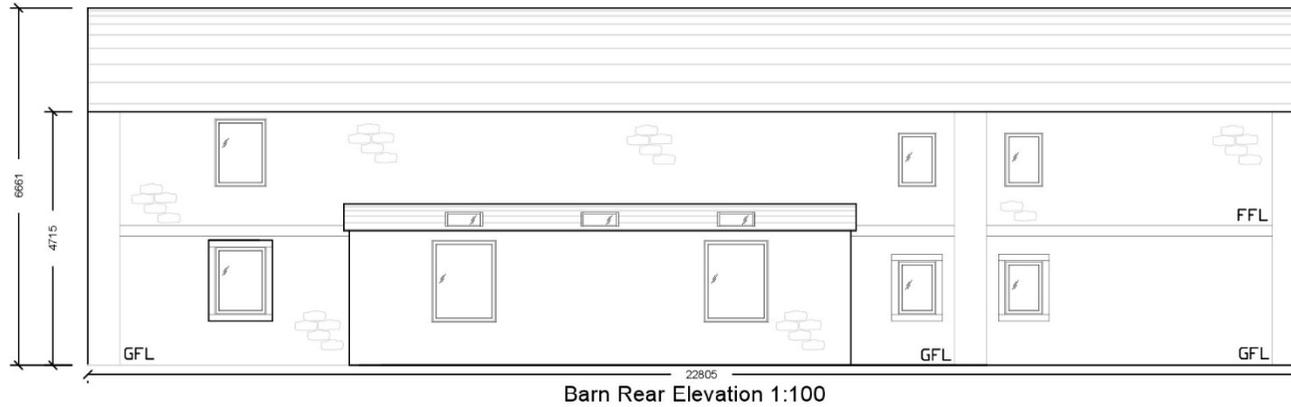
Scale - 1:100



Proposed Material Key:

- Walls: Stone
- Roof: Slate
- Windows & Doors: uPVC (mahogany)
- Rainwater goods: Black uPVC

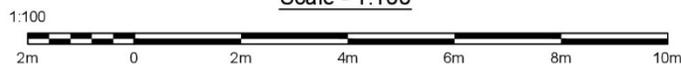
RTS Richard Turner & Son Est. 1803 Auctioneers, Valuers, Surveyors & Estate Agents Old Sawley Grange, Gisburn Road, Sawley, Clitheroe. BB7 4LH Tel: 01200 441351 Email: rblack@turner.co.uk	Project: (No: RTS/3472/RCB) Planning Application for Barn Conversions at Further Houses Farm, Laund Lane, Haslingden, ROSSENDALE, Lancs. BB4 5UB Title: Pro. Coach House Plans	Drawing No: RTS/3472/01/07	Drawn: RCB
		Client: Mrs H Liprot	Scale: 1:100 @ A3
		Date: 12 January 2023	
		Amendments:	A B



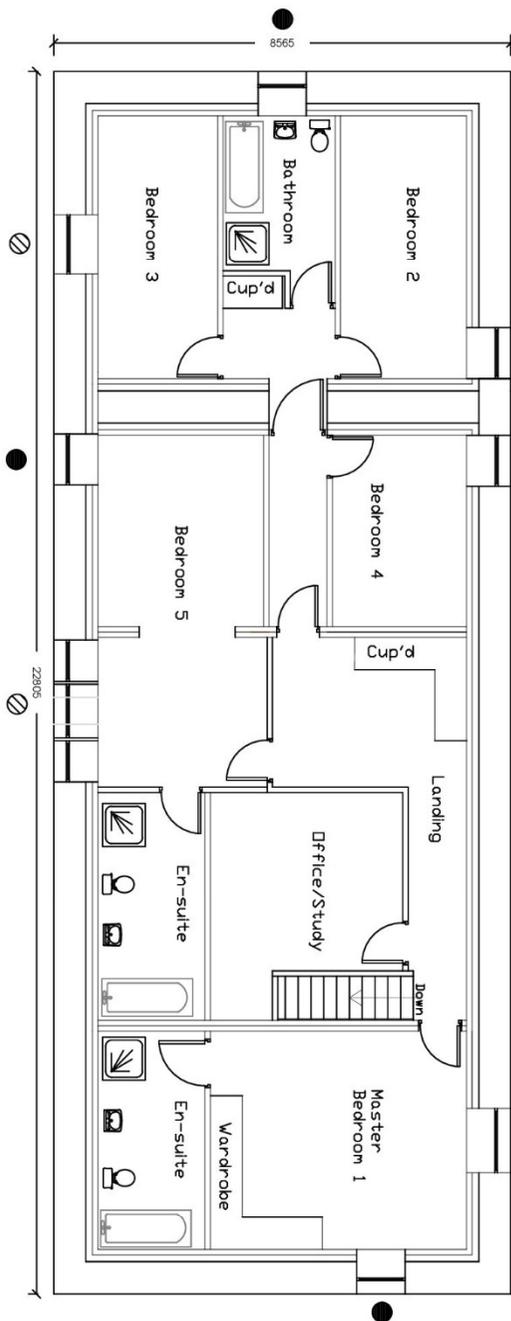
Amendments:
19/09/2024 - A
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Proposed Material Key:

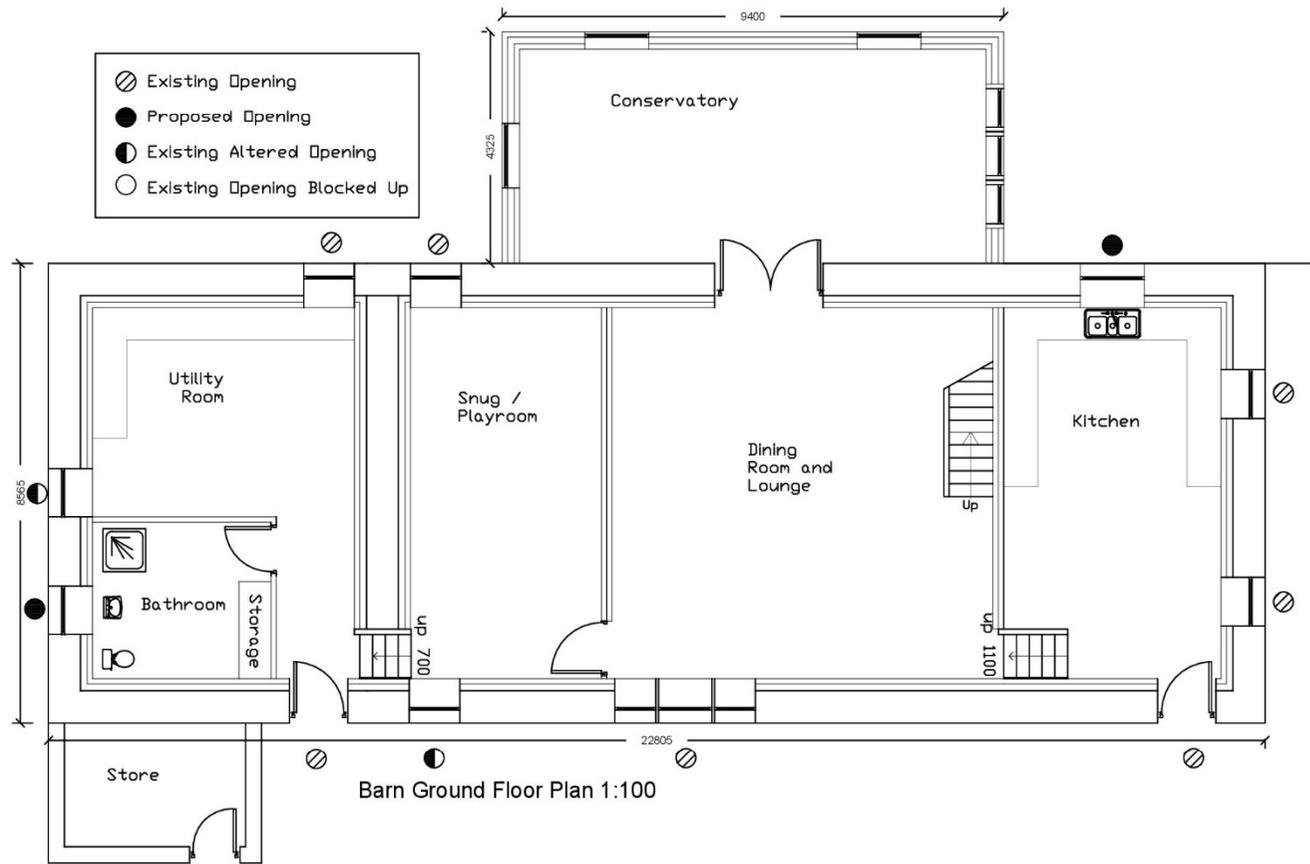
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		Client: Mrs H Liprot		Scale: 1:100 @ A3					
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Barn First Floor Plan 1:100



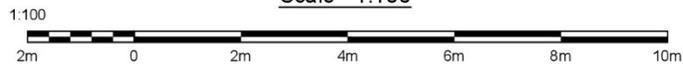
Barn Ground Floor Plan 1:100

Proposed Material Key:

- Walls: Stone
- Roof: Slate
- Windows & Doors: uPVC (mahogany)
- Rainwater goods: Black uPVC

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