

Burnley 8 Miles

Bury 10 Miles

**Hollin Lane Farm
Hollin Lane
Rawtenstall
Rossendale
BB4 8TE**



An interesting development project for a detached stonebuilt farmhouse and a large detached stonebuilt barn with blue slate roof with the benefit of planning permission to convert to three spacious dwellings with outstanding south facing views of unspoilt countryside and space for gardens and car parking. Access is easily gained from Burnley Road (A682) on to Hollin Lane. The property is well located for the M65 and M62 motorways. The property is freehold with vacant possession and is offered for sale by private treaty as two lots with access rights coloured yellow on the plan.

Price: **Lot 1** Farmhouse £295,000
 Lot 2 Barn £250,000

Viewing: Strictly by appointment through the Selling Agents

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

Lot 1 Hollin Lane Farmhouse (edged green)



Hollin Lane Farmhouse is stonebuilt under a stone slate roof and comprises **Ground Floor** entrance hall, living room with fireplace and kitchen with solid fuel cooker and rear entrance. **First Floor** a corner flight of stone steps rises to a half landing with entrance to a bathroom with bath, wash basin and toilet, and then to the main landing with entrances to two double bedrooms and a single bedroom. **Adjoining the west end** is a stable with loft under the same structure with a gable leanto garage and workshop constructed of brick walls under a boarded and felted roof. **Adjoining the east gable** is a former dairy and store constructed of stone walls under an apex blue slate roof. The building is in a state of structural disrepair and requires total refurbishment.

Services comprise mains electricity, spring water supply, septic tank drainage.

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.

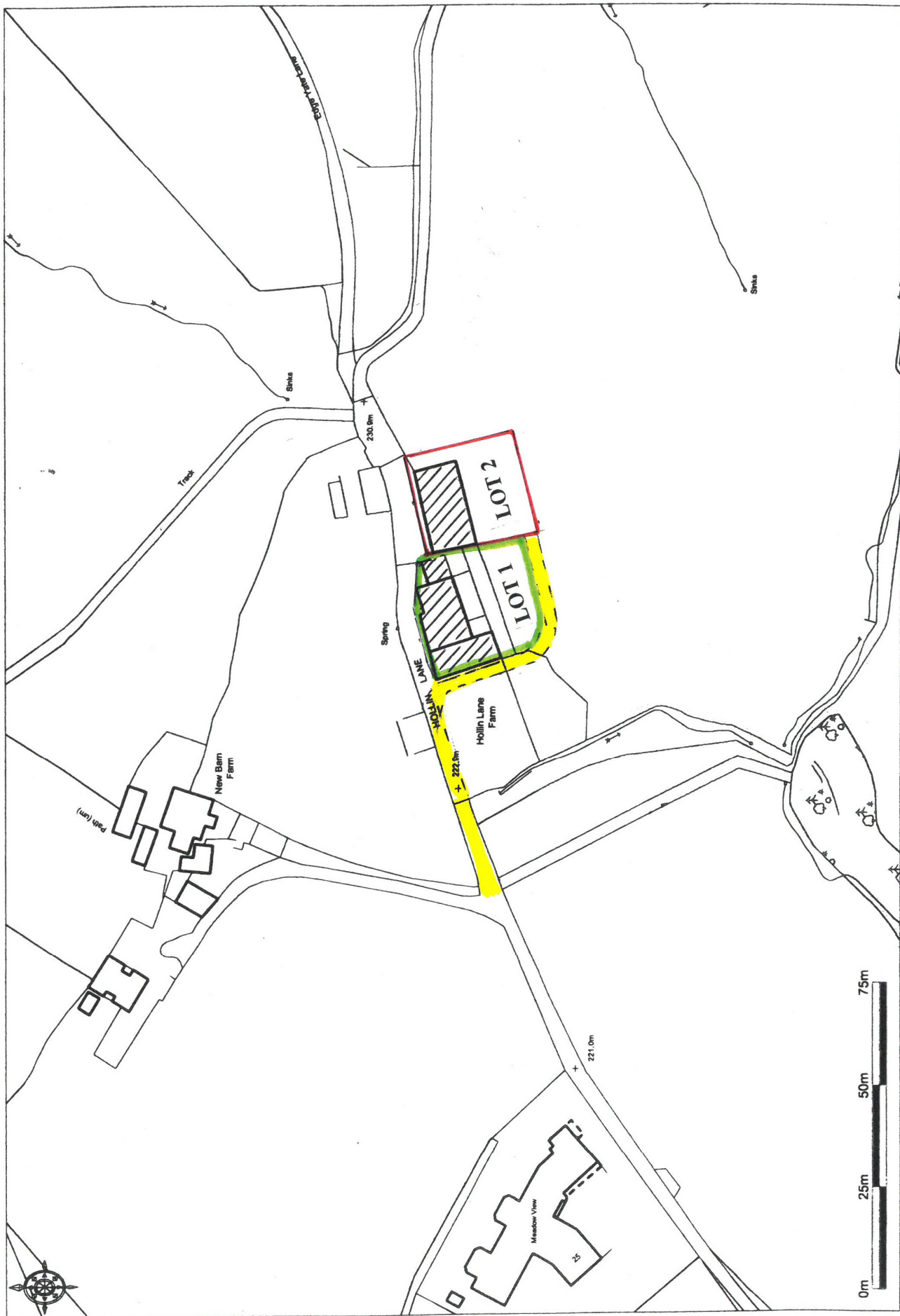
Lot 2 Hollin Lane Farm Barn (edged red)



Hollin Lane Farm Barn is stone built under a blue slate roof and is detached with a leanto building on the west gable. Planning consent has been given by Rossendale Borough Council in two stages, firstly under application number 2018/0063 dated 28th March 2018 under the General Permitted Development Order 2015 Part 3 Class Q for the westerly portion of the barn and under application number 2018/0064 dated 9th April 2018 for the conversion of the remainder of the barn to form two additional three bedroom dwellings with associated access and landscaping works.

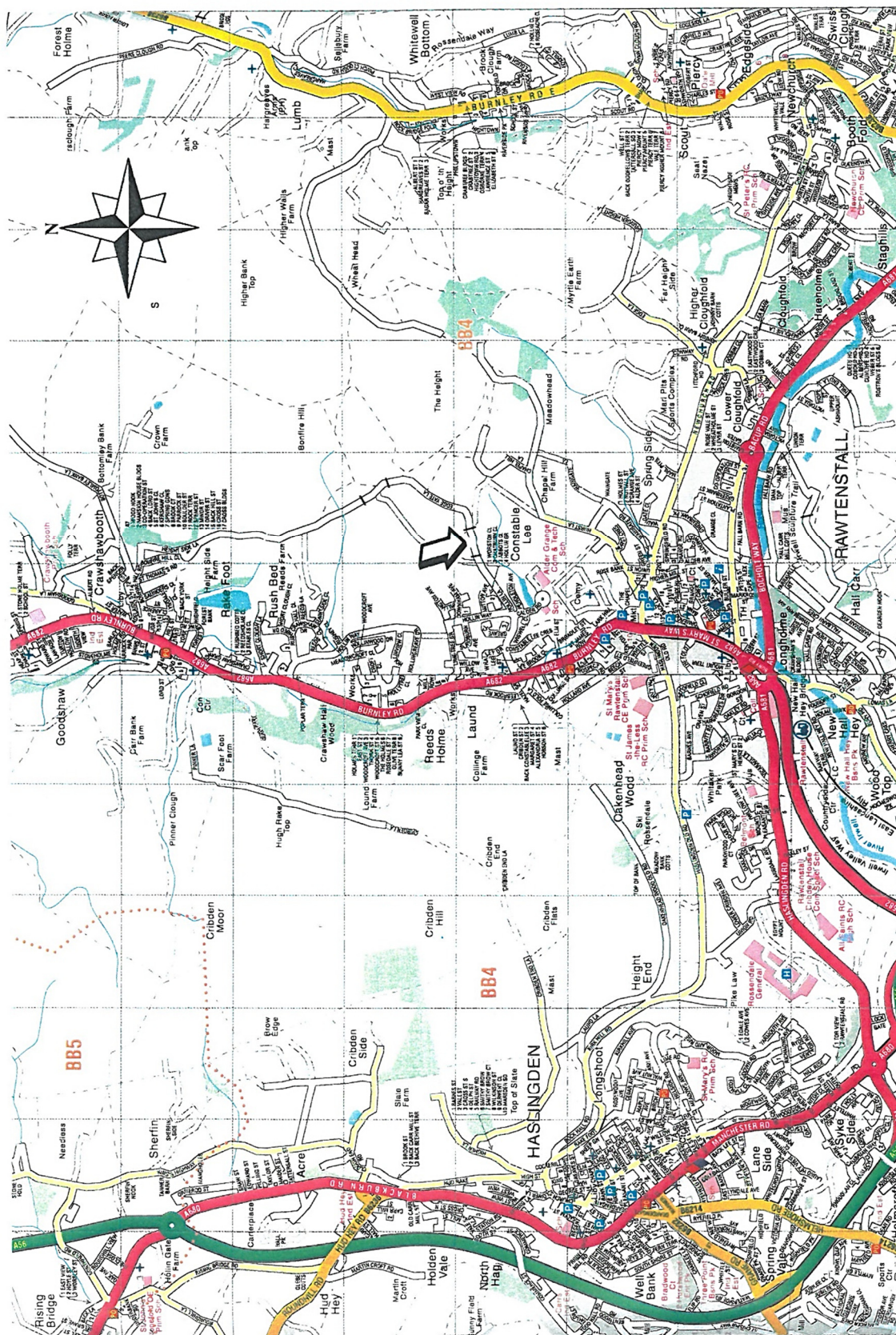
The westerly portion of the barn with the gable leanto has planning consent to convert into a three bedroom property with ground floor, first floor and second floor. The middle portion and the easterly portion of the barn have planning consent to convert in to two dwellings each with ground floor and first floor as shown on the architect plan with floor layouts and elevations.

Services comprise mains electricity and spring water supply.



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