

**LAND**

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
[burnley@tdawson.co.uk](mailto:burnley@tdawson.co.uk)

**FOR SALE**  
**DUE TO RELOCATION**

**DETACHED CHARACTER FARMHOUSE  
WITH INDUSTRIAL OUTBUILDINGS**

**DEVELOPMENT POTENTIAL  
SITE AREA 2.87 HECTARES (7.09 ACRES)**

**OF INTEREST TO OWNER OCCUPIERS AND DEVELOPERS**



**CHURCH CLOUGH FARM**  
**LENCHES ROAD**  
**COLNE**  
**BB8 8HG**

## LOCATION

Situated on Lenches Road at the South East of Colne town centre which is approximately one mile distant.

Lenches Road is accessed from the A56 via Bridge Street and Shaw Street.

The A56 is the main arterial route through Colne linking with the M65 at Junction 14 approximately two miles distant.

## DESCRIPTION

The property is currently used as a builders workshop and administrative centre with two main detached workshop buildings and a further detached office building and a detached stone built farmhouse.

The farmhouse is of traditional stone construction beneath a pitched tiled roof. The current house is formed from various former farm cottages and attached barn providing four bedrooms and extensive living accommodation.

The ground floor in the attached former barn is currently used for storage purposes and could be developed to create further living accommodation.

To the front of the house are two main workshop units each of portal frame construction accessed via electric roller shutters. To the side of one workshops is a lean to steel frame open storage area.

Within the yard area is a detached office building providing general office, reception area, private office, board room, kitchen and w.c. The building is of steel frame construction with feature stone front elevation and UPVC double glazed windows.



## ACCOMMODATION

Area	SQ.M.	SQ.FT.
Workshop	482.15	5,190
Workshop	310.67	3,344
Attached Lean To	100.36	1,080
Office Building	74.05	802

All areas above are quoted gross internal.

Area	SQ.M.	SQ.FT.
<b>Farmhouse</b>		
<u>Ground Floor</u>		
Living Room	50.82	547
Stores & under stairs pantry accessed from living room.		
Kitchen/Dining Room	31.97	344
Porch/Entrance Hall	12.89	138
Ground floor w.c. off this area.		
<u>First Floor</u>		
Bedroom One	14.86	159
Bedroom Two	11.72	126
Bedroom Three	7.12	76
Bedroom Four	22.58	243

Bedroom four has an en-suite bathroom incorporating Jacuzzi. Two other house bathrooms within the first floor.

Accessed from the first floor is a large living/social room comprising 26.98 sq.m. (290 sq.ft.)

There is an area beneath this area for potential further expansion of the house of 26.98 sq.m. (290 sq.ft.)

## EXTERNALLY

The site in total provides 2.87 hectares (7.09 acres).

To the rear of the house is an area of formal gardens.

The remainder of the site is used for industrial purposes with an area of land to Lenches currently being within the greenbelt.

## SERVICES

All mains services are available. The house is heated via wall mounted electric heaters. Three phase is within both the workshop areas. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## **PLANNING**

The site is suitable for potential re-development purposes albeit part of the site is currently within the greenbelt. Planning enquiries should be directed to the planning department at Pendle Borough Council, Telephone No. 01282 661661.

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

## **BUSINESS RATES / COUNCIL TAX**

The farmhouse is within Band F of the Council Tax with the commercial element of the site having a current rateable value of £22,500 we are verbally informed by the Local Authority.

## **TENURE**

Freehold we are informed.

## **PRICE**

£1 MILLION POUNDS.

## **OVERAGE**

As some of the land within the disposal is within greenbelt and overage provision will require agreeing based on any uplift in value that will subsequently occur if planning consent is obtained for the greenbelt land.

## **VAT**

The price is quoted exclusive of VAT which if applicable will be charged at the current prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

## **VIEWING**

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

