

# FOR SALE

**John Pallister**  
Chartered Surveyors

**Southfield House Farm**  
**Southfield, Nelson, BB10 3RH**



**Guide £350,000**

**The Coach House**  
**28 Duck Street**  
**Clitheroe**  
**BB7 1LP**

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**A rare opportunity to acquire a steel frame  
agricultural building, along with approximately  
37.3 acres (OTA) of sound grassland.**

**The property will be of interest to agricultural and  
equestrian enthusiasts, along with those looking for a  
possible development opportunity**



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## Description

The property provides a useful agricultural building with a block of 37.3 acres of land. The property is sold as a whole and is shown edged in red on the attached plan for identification purposes only.

## Location

Southfield House Farm is located on the outskirts of Nelson, set in open countryside within the hamlet of Southfield. The rural property has the benefit of being within easy reach of the urban facilities provided in Nelson.



## The Building

A modern, steel frame agricultural building, of concrete block construction with Yorkshire boarding and box profile sheeting to the roof. Approximately 40ft x 50ft. (Max.)

There has been a mains electric supply to the building in the past, and it may be possible to reinstate the connection, however, the purchaser will need to carry out their own investigations.

Planning permission for the change of use to residential under Permitted Development Rights may be available, subject to the relevant consents. All such investigations will remain entirely at the purchasers own risk and cost. The sale will not be subject to any planning investigations to be undertaken by the purchaser.





## The Land

37.3 acres (OTA) of flat, and gently sloping, sound grassland set in useful parcels with natural water. The land is registered for the Single Farm Payment and the BPS entitlements will be transferred pro rate to acreage following completion.



## Access & Services

Access rights will be provided over:

The route marked brown on the attached plan, with a maintenance contribution in accordance with existing users over the solid coloured portion.

The route marked blue in accordance with any existing maintenance clauses.

There is a natural spring water supply to one land parcel as identified on the plan, and troughs which have benefitted from a mains water supply in the past. The purchaser will need to carry out their own investigations as to whether the supply can be reinstated.

## Easements & Rights of Way

A right of access at all times, and for all associated requirements to the retained septic tank shown by an X on the attached plan.

A number of Wayleaves run over the land, along with a Public Footpath and bridleway marked for identification purposes on the attached plan.

An informal right of access with agricultural machinery is retained on behalf of the adjoining land owner, marked as a broken purple line for identification purposes on the attached plan.

## Overage Clause

3 acres (OTA) marked yellow for identification purposes on the attached plan. Whereby upon release of planning consent within 25years of completion the Vendors will be entitled to 30% of the net enhancement value due to the planning approval. There is no Overage Clause on the agricultural building.

## Tenure

The property is offered for sale Freehold with Vacant Possession on completion.

## Method of Sale

For sale by Private Treaty. Prospective purchasers should complete the attached offer form and return to the office.

The Vendor retains the right not to accept any offer received.

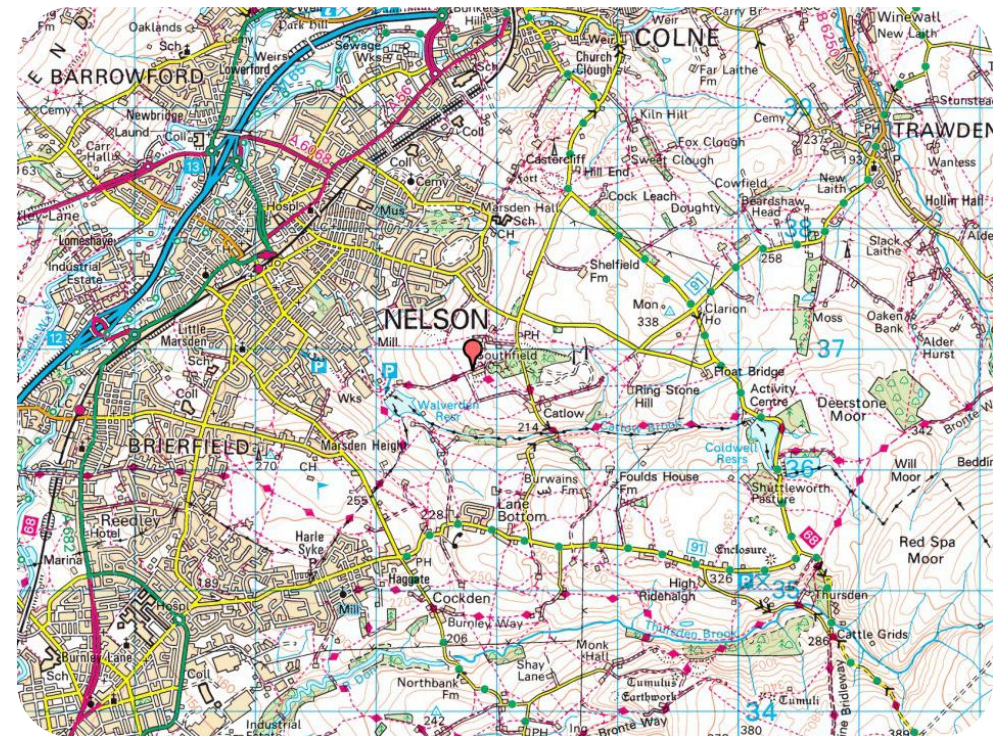
## Viewings

The property can be viewed in daylight hours with a copy of these particulars to hand. Contact the agents if you require internal access to the buildings.

Please note:- All viewings are undertaken at your own risk

## Directions

From Nelson turn left into Bradley Road, then take the second right continuing along Bradley Road, and then right onto Barker House Road. At the T junction turn right, proceeding past the Shooters Arms public house, taking your next right onto a private lane. Keep left and follow the lane into the hamlet of Southfield. The property will be marked by our For Sale Board.







**Not to Scale**  
**For identification purposes ONLY**