

John Pallister
Chartered Surveyors



Moreton Hall Farm
Whalley

Moreton Hall Farm, Whalley BB7 9DW



An exciting opportunity to acquire a substantial livestock farm located in the Ribble Valley Borough, with excellent road links and providing unexplored development potential, subject to the relevant planning consents.

Comprising :-

- Calderbank: 4 bedroom, semi-detached home with Agricultural Occupancy restriction
- Farmhouse providing 3 bedrooms, 2 reception rooms and requiring full refurbishment
- A stone built, agricultural building providing development potential, subject to the relevant consents
- An extensive range of agricultural buildings, outbuildings and weighbridge
- 103.75 acres (41.99ha) or thereabouts of grassland with some woodland
- Fishing Rights let
- Would suit those with agricultural or equestrian interests, along with those with an eye for releasing development potential

Offers are invited for Lots, or as a Whole by Informal Tender

In Excess of £1,600,000

Moreton Hall Farm, Whalley, BB7 9DW

Set in an excellent location near to the confluence of the River Calder with the Ribble, and with the possibility of commanding views. Moreton Hall Farm is accessed via a private road directly off the A671 (Accrington Road). Nestled away, the property may provide significant development potential within an existing substantial farm unit.

The farmstead provides a courtyard like development comprising of 2 dwellings and a traditional, stone built agricultural building with development potential, subject to obtaining the relevant consents, and which includes;



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Calderbank being a stone built, semi-detached, 4-bedroom dwelling with slate roof and double glazing throughout. The property is subject to an Agricultural Occupancy and private dwelling restriction.

Briefly providing the following accommodation:

Back door to entrance hall and stairs:

Sitting Room: (11'10 x 15'2") with wooden floor and open to;

Dining Kitchen: (12'6" x 16') with tiled floor, wooden base and wall units, stainless steel sink and drainer, oven with hob and plumbing for washing machine.

Porch: tiled floor and walls, with mullioned window and exterior door.

Lounge: (19'6" x 17") with feature stone fireplace and chimney breast, dual aspect windows, solid floor and under stairs cupboard.

Stairs from Hall to Landing:

Double Bedroom: (9'8" x 19'10") with wooden flooring and built-in wardrobes. Front and side aspect.

Double Bedroom: (9'8" x 13") with dual aspect windows and built-in wardrobes

Double Bedroom (10'7" x 12'7") half bay mullioned windows, built in wardrobes with sink.

Bathroom: (7'2" x 11'6") with airing cupboard housing water tank, sink, corner Jacuzzi bath, toilet and separate shower. Tiled floor and no windows.

Single Bedroom (5'6" x 12'0") front aspect, built in wardrobe and wooden floor.



Calderbank

Traditional Agricultural Building

Farmhouse

Courtyard



Farmhouse being an attractive 3 bed, stone built, semi-detached farmhouse requiring full refurbishment and with the scope for further expansion. Disused for some years, the property requires re-establishing on the Council Tax valuation list following assessment by the Valuation Office, prior to occupation.

Briefly providing the following accommodation:

Entrance Hall with stairs off and door to front vestibule (6'5" x 15'9")

Kitchen: (13'1" x 9'2") Stainless Steel Sink

Lounge: (14'9" x 12'8")

Sitting Room: (19'1" x 13'6") Stone Fireplace

Stairs to first floor and landing

Bedroom: (13'6" x 7'0")

Bathroom: (11'10" x 6'4") with pink 2-piece suite. Ceiling has collapsed.

Front Bedroom: (11'10" x 12'8") Ceiling has collapsed

Separate W.C.

Principal Bedroom: (11'11" x 13'8")

A stone built double garage and dilapidated out buildings can be found within the curtilage of the farmhouse.

The property may not be open for inspection due to its unsafe condition.

A traditional, stone built Agricultural Building with development potential, subject to the relevant planning consents, (approximately 29m x 6.6m) adjoins the dwellings, along with a separate stable block providing 8 stables and storage building to the north of the courtyard.



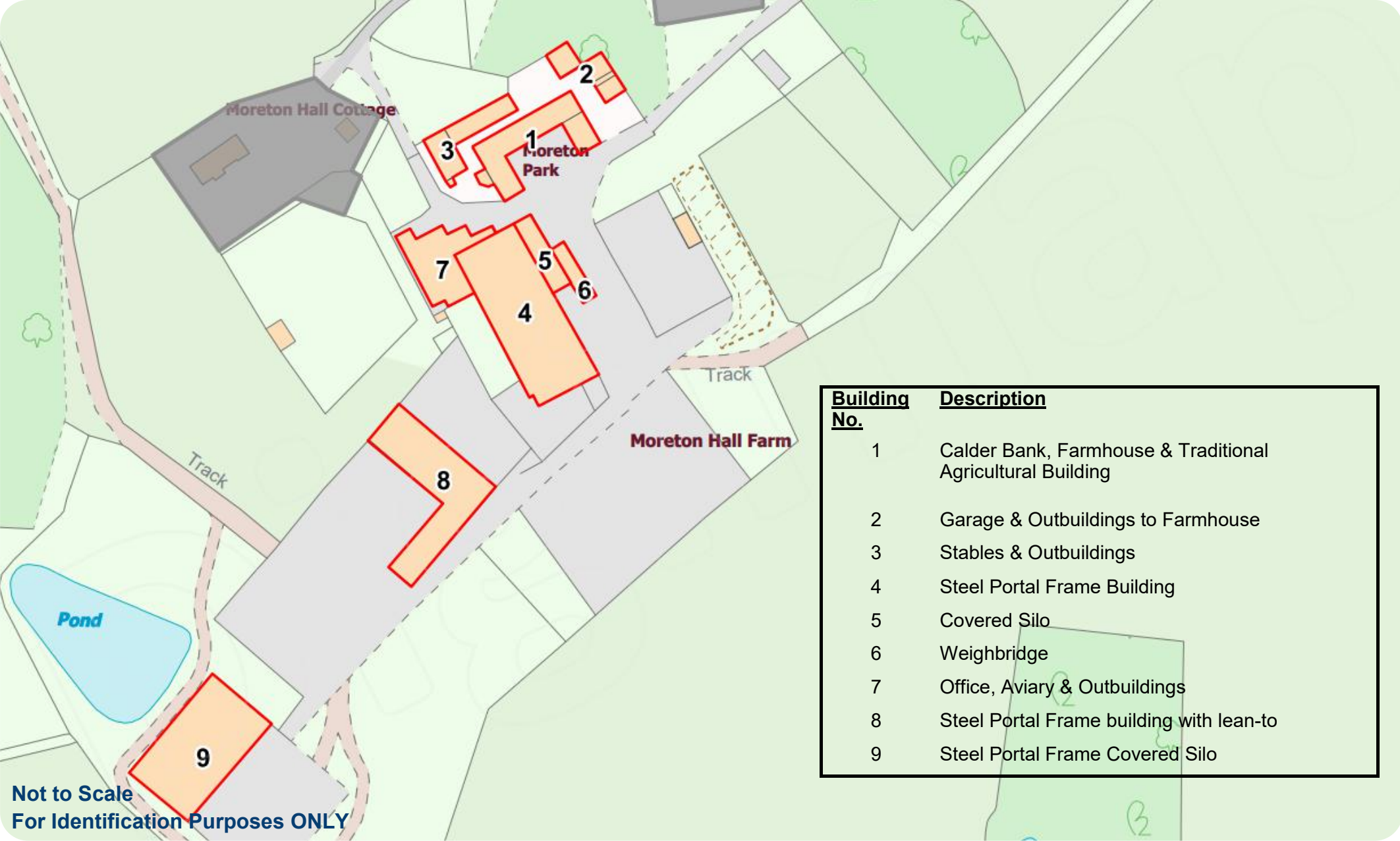
Farm buildings

An extensive range of agricultural buildings are provided away from the residential unit (shown on the layout plan attached) comprising of;

- Weigh Bridge (17.37m x 5m)
- Covered Silo Building (20m x 4.50m)
- Steel Portal Frame Agricultural Building (44.80m x 19.20m) of concrete panel and agricultural cladding construction with additional container.
- Steel Portal Frame Agricultural Building open to the side (23m x 8.25m) of concrete panel and agricultural cladding construction with single pitch lean-to (34m x 11.5m).
- Steel Portal Frame Covered Silo, open to two sides (23m x 34.74m) and of concrete panel and agricultural cladding construction.
- An extensive area of concrete yard is provided, in addition to a pond which appears to take the run off from the farm and buildings.



Moreton Hall Farm Building Layout Schedule



Farmland

Located in a block around the farmstead, the land comprises of 103.75 acres (41.99ha) or thereabouts, of valuable pasture/meadow with some mixed woodland, much of which is covered by Tree Preservation Orders. The land is generally flat or gently sloping and includes frontage and half of the riverbed to the River Calder. The land does not benefit from the Basic Payment or any Environmental Schemes.



<u>OS SHEET</u>	<u>OS PARCEL</u>	<u>DESCRIPTION</u>	<u>HA.</u>	<u>ACREAGES</u>
SD 7434	4414	Grazing/Meadow	1.53	3.78
SD 7434	3545	Grazing/Meadow	13.66	33.75
SD 7434	2720	Woodland (TPO)	3.01	7.44
SD 7334	9431	Grazing/Some banking	4.28	10.58
SD 7334	9454	Woodland (TPO)	Est. 1.07	2.64.
SD 7434	0353	Grazing	0.89	2.20
SD 7334	9964	Grazing	1.69	4.18
SD 7434	1565	Grazing/Meadow	Est. 3.32	8.20
SD 7334	9277	Grazing/Meadow	3.30	8.15
SD 7434	0497	Grazing/Meadow	8.54	21.10
SD 7434	2058	Rough Grazing	0.70	1.73

General Remarks

Services:

The Farm has the benefit of mains water and electricity. A shared private drainage system currently servicing 5 properties is in place. It is unlikely that the system will meet current regulations. Calderbank benefits from central heating provided by an air source heat pump and solar panels, a new water boiler has also been installed. The original kerosene oil tank is still in situ but no longer in use.

Please Note: John Pallister Ltd have not tested any of the above mentioned services and purchasers should satisfy themselves as to their presence and working order.

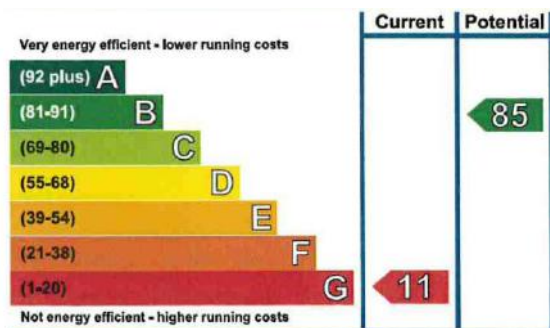
Local Authority:

Ribble Valley Borough Council

Council tax:

Calderbank Band D

EPC:



Access Road:

The access road leading from The A671 (Accrington Road) to the property is included with the sale. A number of third-party users have access rights to the road along with responsibility for a maintenance contribution.

Fishing Rights:

The land fronts and includes half of the riverbed along the river Calder. The fishing rights are let annually to Ribchester and District Angling Club.

Measurements:

The measurements provided are given in order to give a reasonable picture of the property prior to inspection. They are not to be relied upon by prospective purchasers, who are invited to make their own measurement survey.

Title and Tenure:

The property is offered for sale Freehold and with vacant possession upon completion.

Method of Sale:

For sale by informal Tender. Prospective purchasers should complete the attached Tender form and return to the agents office no later than:

Noon Tuesday 17th September 2024

The vendors retain the right not to accept the highest or indeed any Tender Offer received.

Viewings:

All viewings will be **STRICTLY** during the viewing dates provided and entirely at your own risk. Please contact the agents to book onto one of the listed viewing dates. You will be required to sign a disclaimer for insurance purposes prior to entering the site.

Thursday 1st August 10:30am - 11:30am

Friday 9th August 1pm - 2pm

Saturday 17th August 10:30am - 11:30am

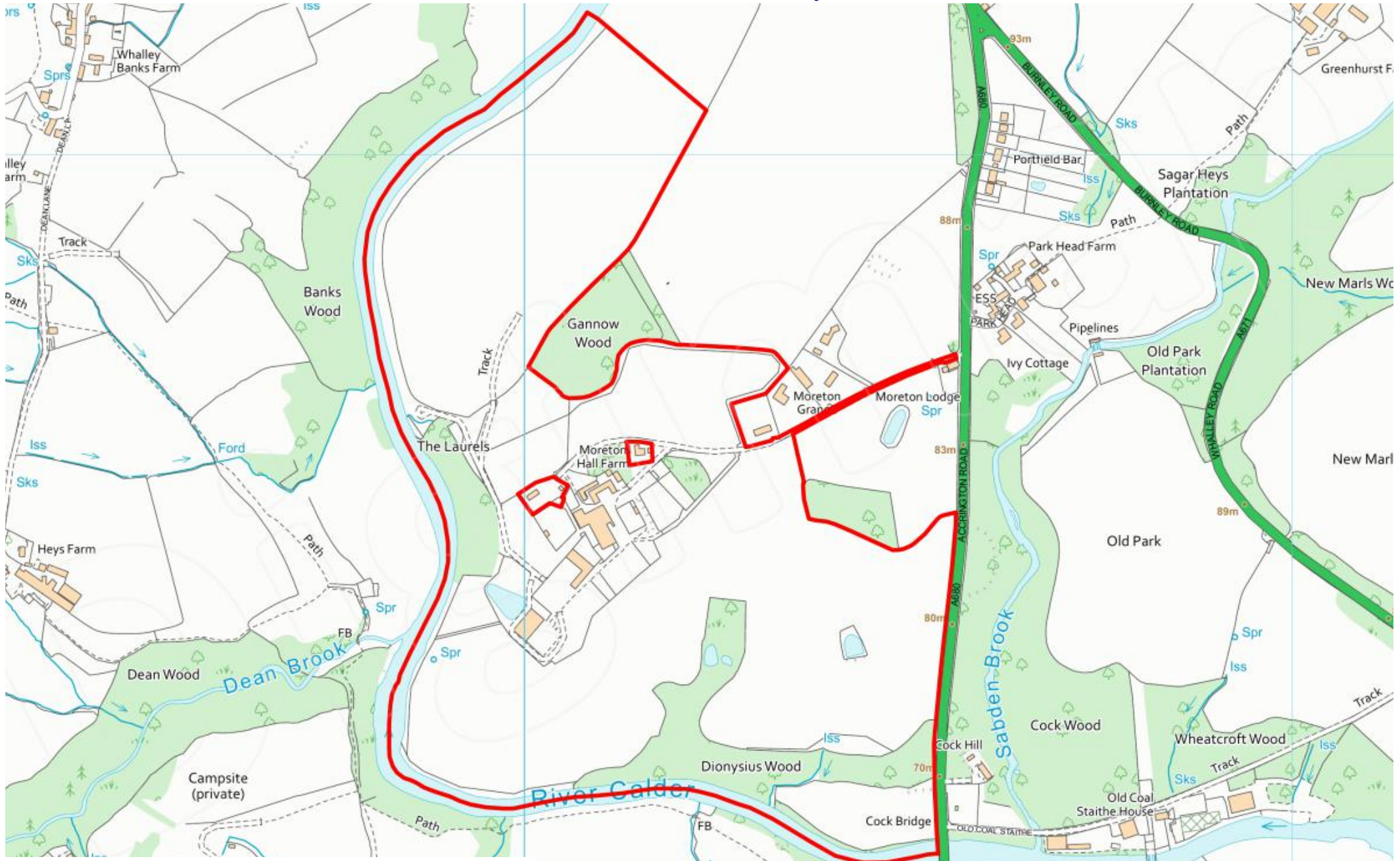
Wednesday 4th September 5pm - 6pm

And thereafter **strictly by appointment with the agents only.**

John Pallister for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Moreton Hall Farm Boundary Plan

John Pallister
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Not to Scale
For Identification Purposes ONLY

John Pallister

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