



**Gary Hoerty Associates**  
Chartered Surveyors  
Rural Property Specialists

**For Sale By Private Treaty**



**BARNS AT ASPINALLS FARM,  
DINCKLEY, BLACKBURN.**



34 Wellgate, Clitheroe, Lancashire, BB7 2DP

Tel: 01200 442301 [www.ghaonline.co.uk](http://www.ghaonline.co.uk) email: [info@ghaonline.co.uk](mailto:info@ghaonline.co.uk)



**LOCATION**

The barns are in a convenient location in the hamlet of Dinkley approximately 2 miles from the main A59 near to Whalley, with easy links to the M6 and beyond.

**DIRECTIONS**

From the A59 heading towards Copster Green, take a right turn into Chapel Lane. After approximately 0.6 miles turn left into Ribchester Road. Proceed along that road for approximately 0.5 miles and turn right into Kenyon Lane. After 300 yards follow the road around to the right, and after approximately 1/2 mile the barn can be found on the right marked with a for sale board.

**DESCRIPTION**

The two buildings are redundant traditional agricultural barns set in the farmstead of Aspinalls Farm.

Barn 1 comprises a stone built barn with a fibre cement roof

Barn 2 comprises a stone built barn with a blue slate roof

The barns together could provide approximately 3,950 square feet of accommodation over two floors.

**RIGHTS & EASEMENTS**

The properties are sold subject to and with the benefit of all wayleaves and easements in existence. A right of way will be granted across the yard area to the barns.

**TENURE**

The property is offered freehold and with vacant possession available on completion.

**RESTRICTIONS**

Due to the buildings being in close proximity to the farmstead and close to two dwellings they are only to be used during reasonable hours and any use must not cause a nuisance to the dwellings or the surrounding land.



**SERVICES**

The buildings have the benefit of mains water and electric.

**LOCAL AUTHORITY**

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA.

Tel: 01200 425111.

**PLANNING**

The buildings are offered for sale for a commercial use, however at the present date no planning consents are in place for that use. The purchaser must satisfy themselves that consent could be granted for any proposed commercial use.

**VIEWINGS**

As the properties are secured and set amongst a farmstead viewings will be accompanied and strictly by appointment only with ourselves as agents.

**METHOD OF SALE**

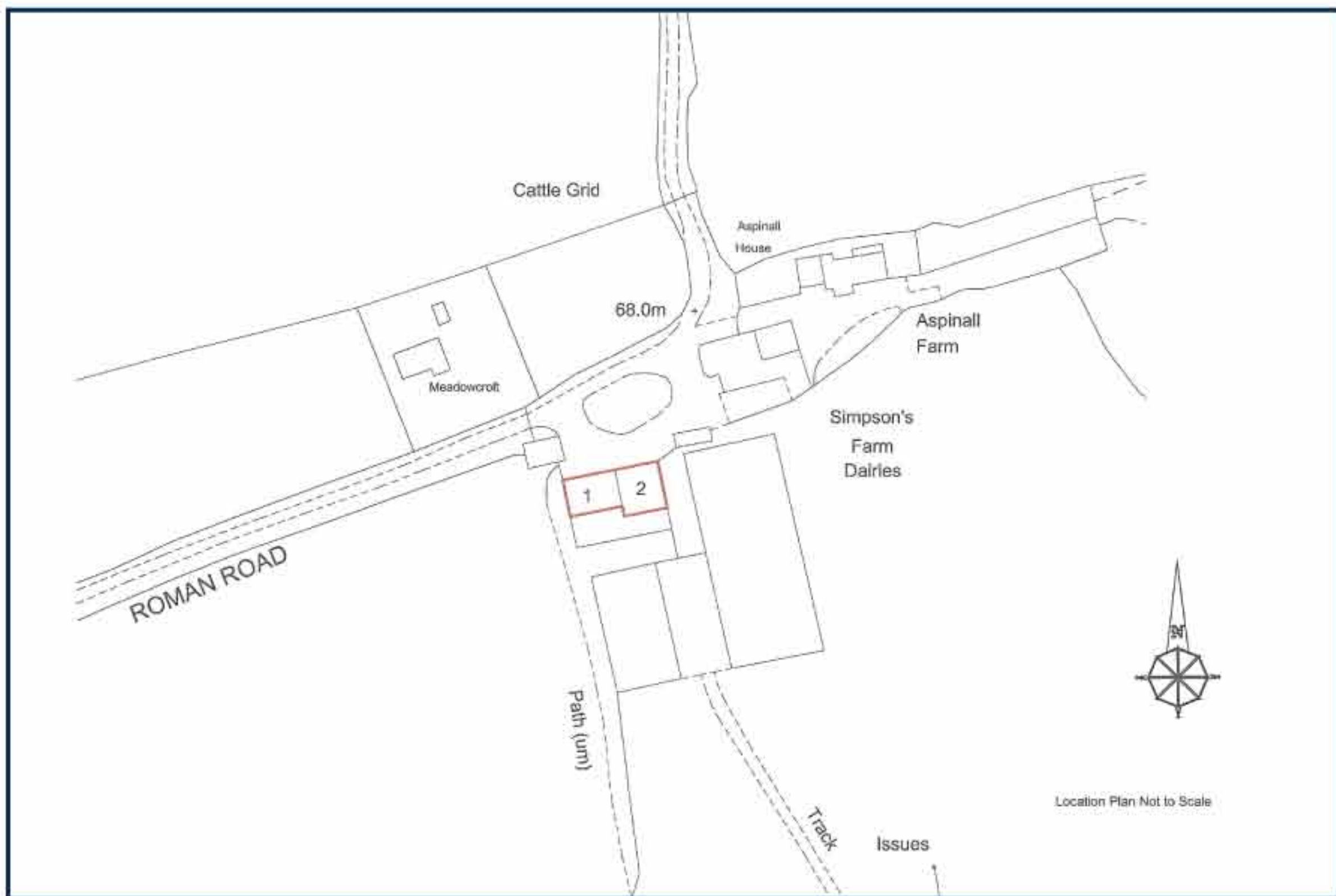
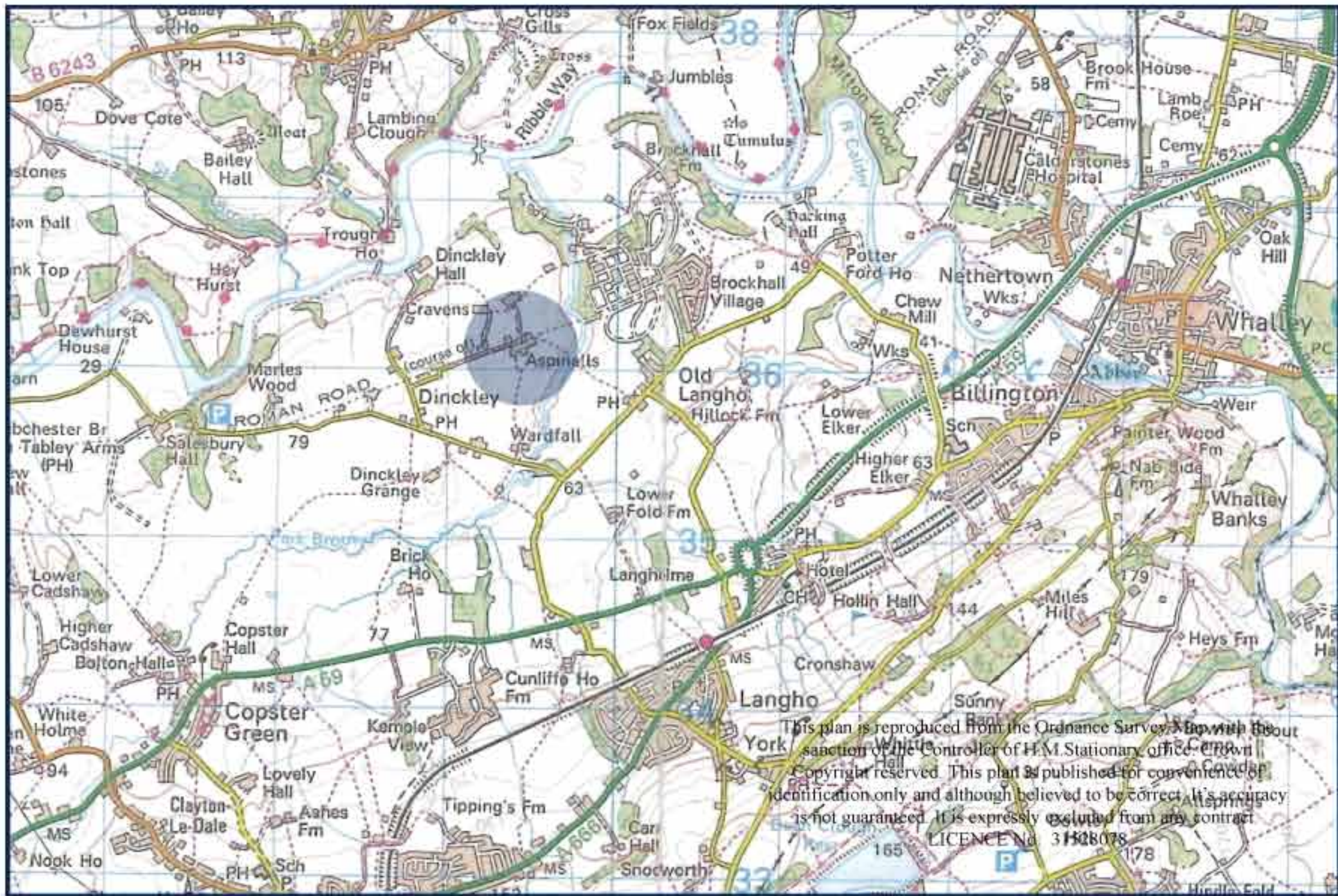
The properties are offered for sale by private treaty. If an offer is accepted by the vendor then an option agreement can be entered into giving a reasonable period of time for a planning application for a proposed commercial use to be submitted to and determined by Ribble Valley Borough Council. The property will be sold subject to a restrictive covenant that if at a later date consent is obtained for an alternative use to commercial then the resulting uplift in value will be payable to the vendor in full at that date.

**PRICE GUIDE**

are

As no specific consent for a commercial use exists at the present time it is very difficult to know what uses are proposed and therefore what a suitable guide price will be. As a result offers invited in the region of £200,000.





These particulars were prepared on 1st March 2010

**PROPERTY MISDESCRIPTION ACT 1991**

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- b. Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- c. No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract;
- d. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.