



Gary Hoerty Associates
Chartered Surveyors
Rural Property Specialists

For Sale By Private Treaty



BARN AT LANE ENDS BALDERSTONE.



34 Wellgate, Clitheroe, Lancashire, BB7 2DP

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LOCATION

The barn at Lane Ends, Balderstone is located in a convenient location being 1½ miles from the A59 at Osbaldeston, Blackburn, Lancashire and has the benefit of being approximately 6 miles away from Junction 31 of the M6.

DIRECTIONS

From the village of Osbaldeston turn into Osbaldeston Lane opposite Bay Horse Saab garage. After 300 yards follow the road round to the left onto High Commons Lane, after 250 yards turn right into Commons Lane. Continue along this road for approximately 1.2 miles to the junction of Jacksons Bank Road and Nightfield Lane. Turn right into Nightfield Lane and the barn can be found immediately on the right hand side

DESCRIPTION

The building is a redundant traditional agricultural barn. The brick built barn has a box profile steel sheeted roof which is supported in part by a steel portal frame. The barn provides approximately 1400 square feet of ground floor space but has ample height for a first floor to be constructed which would then provide up to 2800 square feet.

RIGHTS & EASEMENTS

The land is sold subject to and with the benefit of all wayleaves and easements in existence. A right of way over the access track will be granted to access both buildings.

RESTRICTIONS

Due to the buildings being in close proximity 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.

TENURE

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



SERVICES

The building has the benefit of a water supply.

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

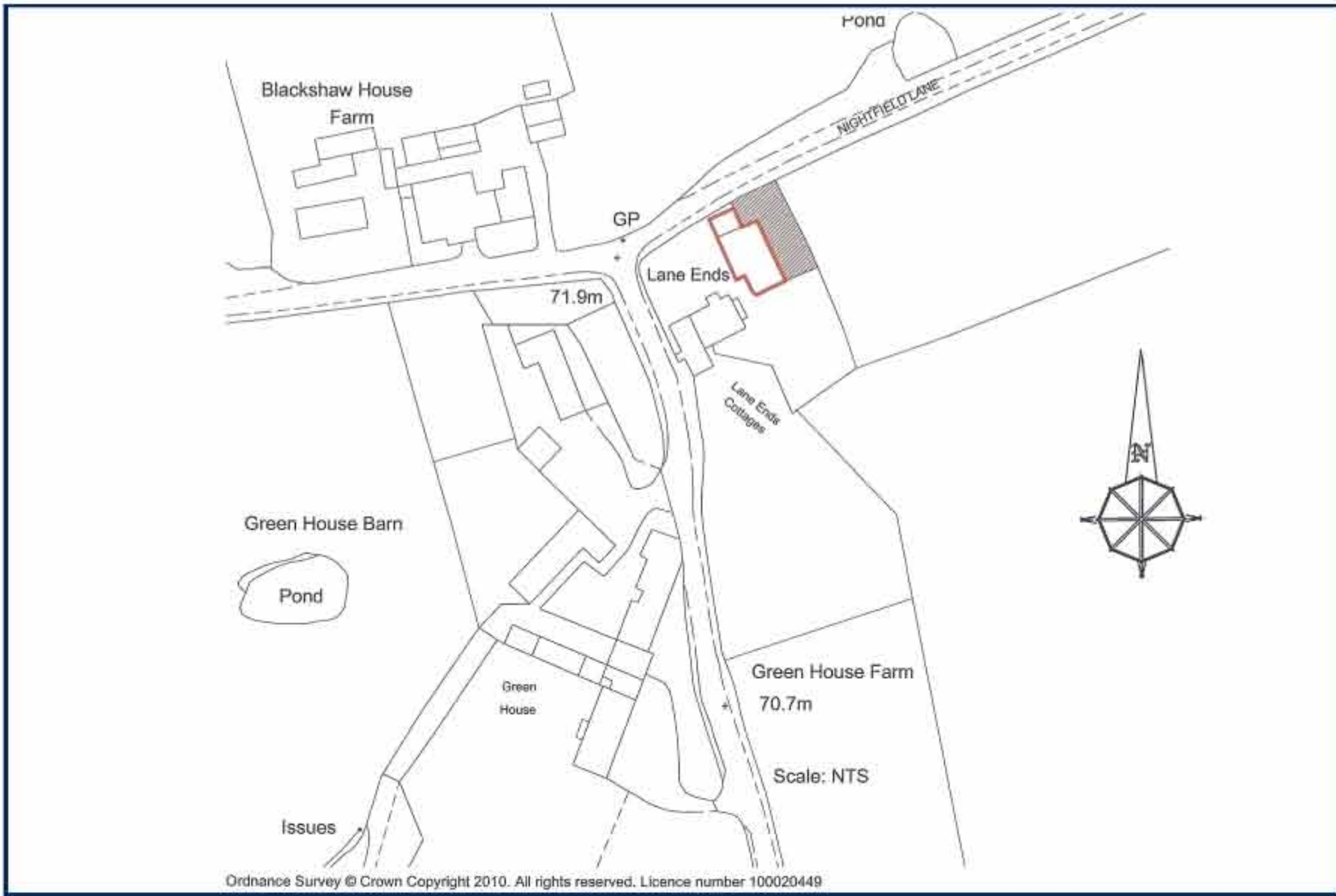
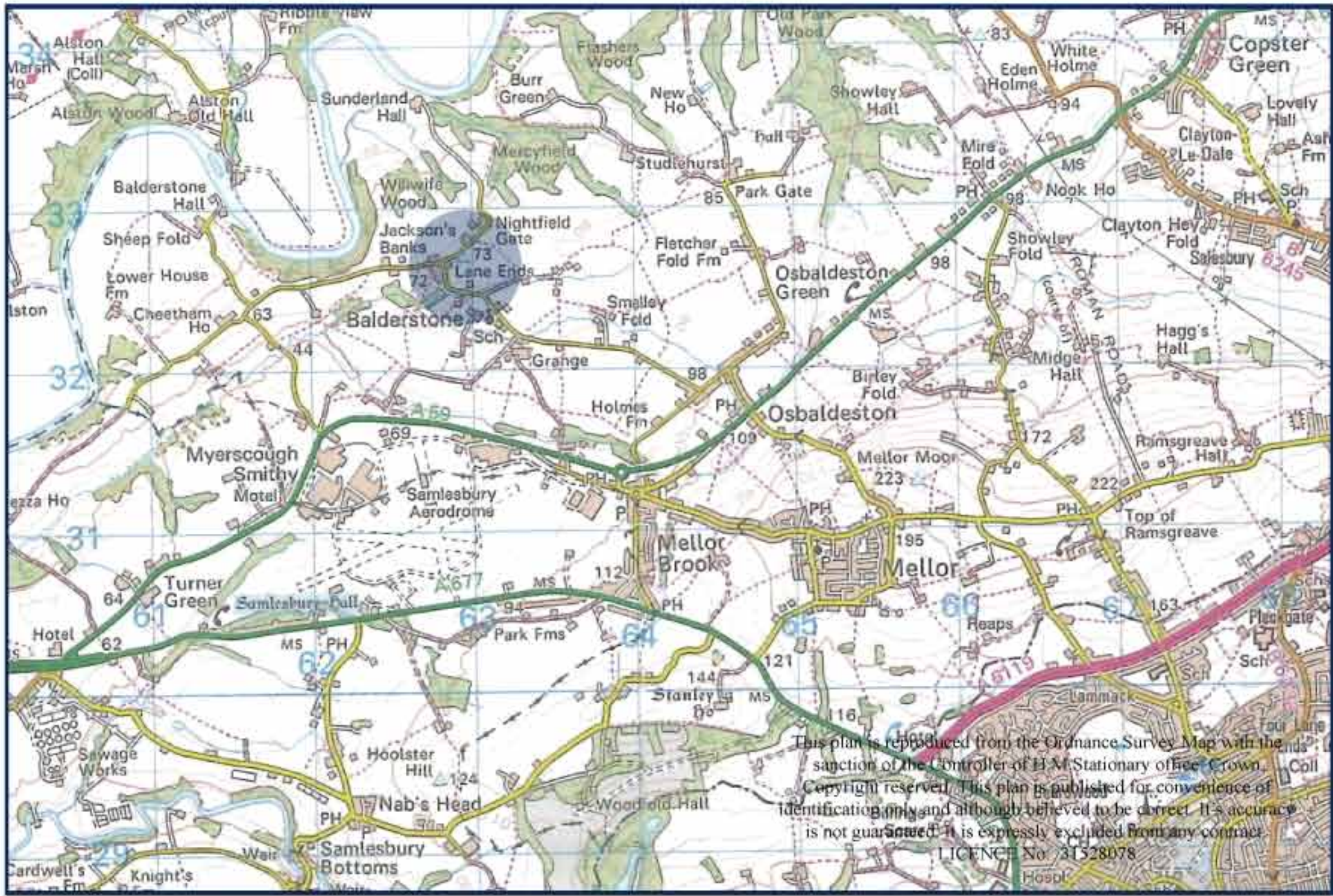
The properties are offered for sale by private treaty. If an offer is accepted by the vendor then an option agreement can be entered into giving a reasonable period of time for a planning application for a proposed commercial use to be submitted to and determined by Ribble Valley Borough Council. The 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

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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 £140,000.





These particulars were prepared on 16 February 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;
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