



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

**For Sale By Private Treaty**



## **BARNS AT MOORGATE FARM DINCKLEY, BLACKBURN.**



34 Wellgate, Clitheroe, Lancashire, BB7 2DP

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**LOCATION**

The barn is in a convenient location in the hamlet of Dinkley approximately 1½ 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, the barn can be found on the left after 220 yards.

**DESCRIPTION**

The buildings are redundant traditional agricultural barns and can be described as follows.

**Building 1.**

Comprises and stone built barn with a tile roof. The barn has a loft space above and could provide up to 620 square feet of space.

**Building 2.**

Comprises a two storey brick built barn with a slate roof and can provide up to 1000 square feet of space.

**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.

**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 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 do not have the benefit of any existing services.

**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**

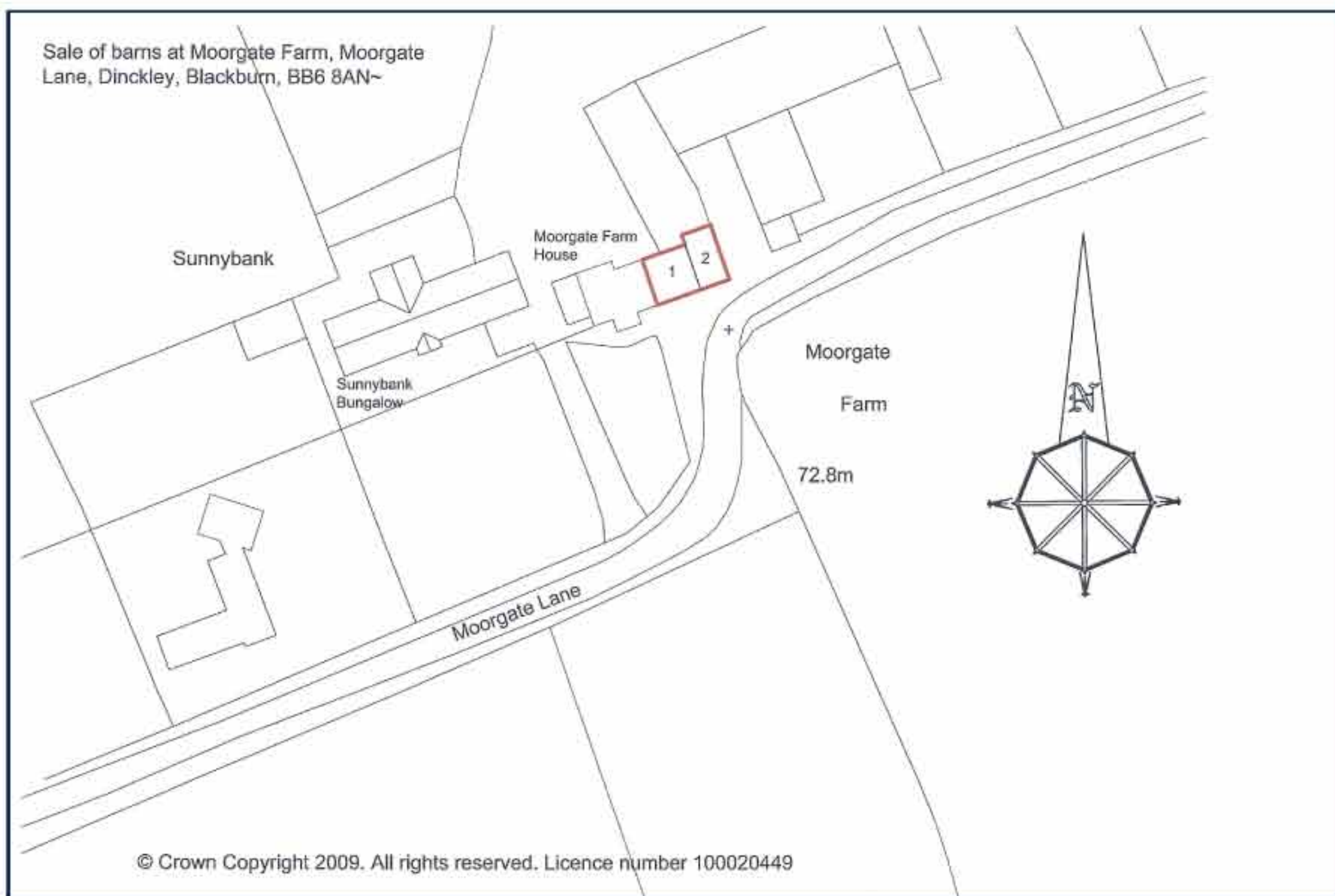
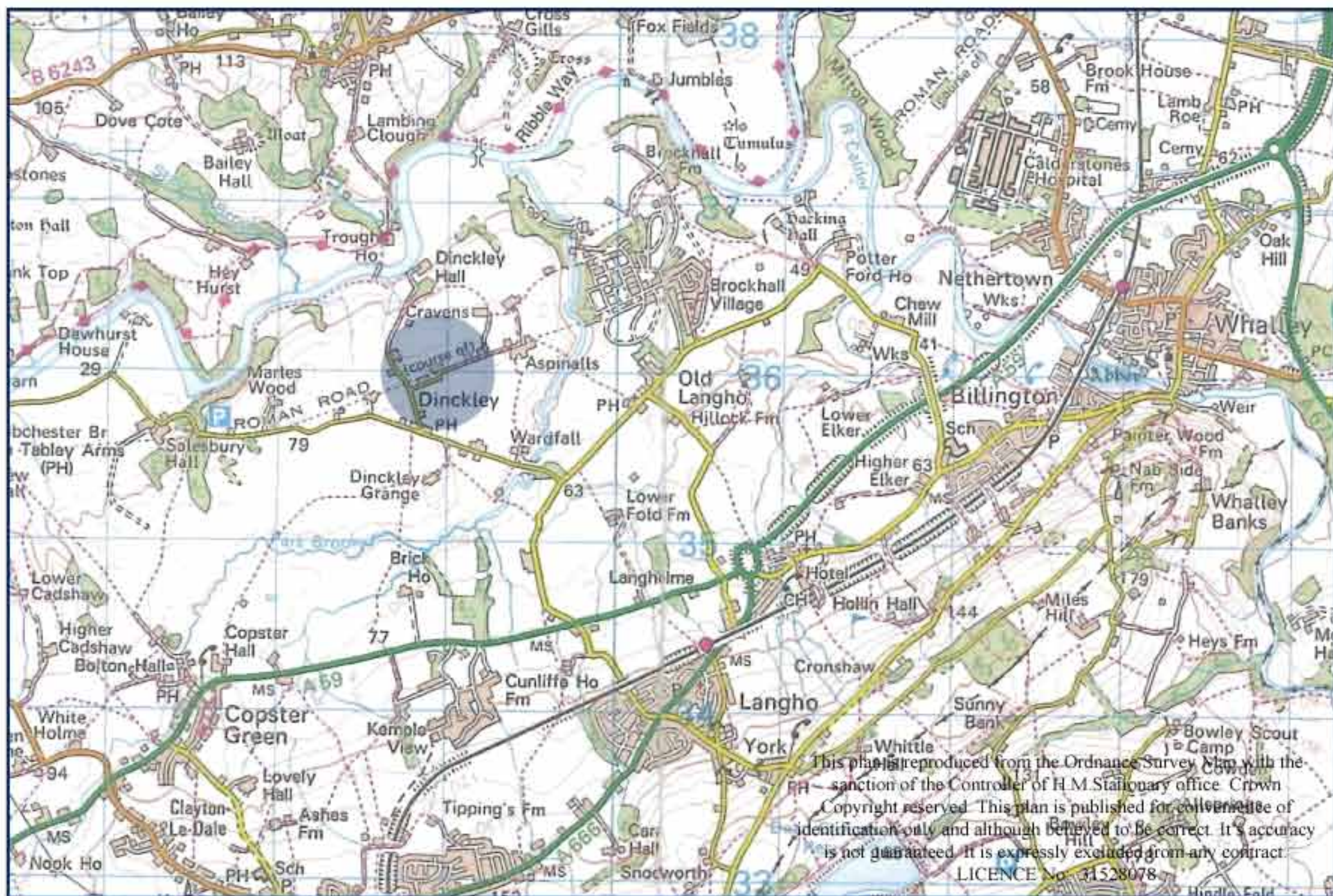
The properties are offered for sale by private treaty. If an offer is accepted by the vendor then an option agreement can be entered into giving a reasonable period of time for a planning application for a proposed commercial use to be submitted to and determined by Ribble Valley Borough Council. The 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 £80,000.





These particulars were prepared on 20 January 2010

**PROPERTY MISDESCRIPTION ACT 1991**

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- 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;
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