



A59 + A65 - 10 MILES

CLITHEROE - 12 MILES

## BLACKHOUSE FARM

Dalehead, Slaidburn, Clitheroe, Lancashire BB7 4TS

**About 155 Acres**

**Price on application**

**Blackhouse Farm** is a compact grassland farm with a detached grade two listed Georgian Farmhouse circa. 1849 origin, corner attached four bay and five bay stonebuilt barns, range of modern general purpose sheds and 155 acres of meadow and pastureland all south facing with the lovely attraction of Stocks Reservoir to the rear. The farmhouse has been updated over the last ten years for residential benefit. The farmland is in a ten year stewardship scheme (ending 30/09/2011) and can be renewed for a further ten years.

**Blackhouse Farm** is offered for sale by private treaty freehold with vacant possession on completion and can be viewed by arrangement through the selling agents.

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Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

T: 01200 441351 F: 01200 441666 E: [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)

**The Farmhouse** is detached and constructed of stone walls under a stone slate roof. There is an 1849 dated headstone over the front entrance. The house is listed as grade two for historic and architectural note.



## **Ground Floor**

**Front Entrance Hall** Flagged floor. Glazed entrance door. Double panel radiator. Doors to Sitting Room, Living Room and Utility. Return stairway to the first floor with understair closet housing the oil fired central heating boiler and water supply pumping and purification equipment. Double power socket.

**Sitting Room** (12'0" x 10'10") Concrete floor. Fireplace awaiting surround. Double panel radiator. 2 double power sockets. Built in cupboard. Small pane sash window to the front with folding panel shutters.

**Living Room** (15'1" x 14'6") Flagged floor. Fireplace with wood burning stove on flagged hearth awaiting fireplace surround. Double panel radiator. 3 double power sockets. Small pane sash window to the front.

**Utility** (15'3" x 11'0") Asphalt floor. Double panel radiator. 2 double power sockets. Meter and fuse box. Sash window to the rear.

**Kitchen** (12'1" x 12'0") Concrete floor. Rayburn Royal oil fired cooker. Stainless steel single drainer sink unit. Double panel radiator. 3 double power sockets. Sash window to the rear. Side entrance porch stone built under a flat concrete slab roof with glazed inner and outer doors.

**First Floor** A return stairway with sash window to the rear on the half landing leads to a central landing with entrances to a master bedroom with ensuite, two further bedrooms and the house bathroom.

**Master Bedroom 1** (19'8" x 11'0") 2 double panel radiators. 3 double power sockets. Small pane sash window to the front. Walk in wardrobe area with door through to the ensuite (8'4" x 11'0") Three piece suite in white comprising panel bath with tiled walls, pedestal wash basin and low flush toilet. Double panel radiator. Sash window to the rear.

**Front Bedroom 2** (15'7" x 10'6") Double panel radiator. 2 double power sockets. Small pane sash window to the front.

**Rear Bedroom 3** (12'7" x 12'2") Double panel radiator. 2 double power sockets. Storage cupboard. Sash window to the rear.

**House Bathroom** (12'2" x 8'5") Three piece suite in white comprising panel bath with tiled walls, pedestal wash basin and low flush toilet. Panel radiator. Airing cupboard with hot water cylinder with immersion heater. Small pane sash window to the front.



**Outside** Range of three stores constructed of stone walls under an apex slate roof opposite the side entrance porch with gravel based sitting out area protected from the wind but retaining an extensive outlook to the south. Front lawn and stone walled area to the side.

**Services.** Mains electricity. Spring water supply with purification system. Septic tank drainage.

**Council Tax** rated as band E.

**The Farmbuildings** are all close to the farmhouse and comprise as follows.



**Farmplus 6 Bay General Purpose Shed** (90' x 30') constructed of timber with box profile steel sheet roof cladding, space board boarded rear and two end side cladding, open front with four feet roof overhang and concrete floor.

**Piggery and Garage** Stonebuilt piggery and rendered concrete block built garage both with asbestos clad apex rooves.

**Wood Store** Stonebuilt with open front and asbestos clad mono pitch roof.



**2 Stonebuilt Barns** Corner adjoining with box profile steel sheet roof cladding. 4 Bay Barn (45' x 25') with 8 cow shippon under 1 bay loft, 2 bay leanto loose box and 1 bay leanto loose box. 5 Bay barn (63' x 24') with 24 cow shippon under 2 bay loft, 2 bay leanto loose box and 1 bay leanto loose box.

**Cattle Shed** (60' x 50') 4 bay structure of concrete block walls under a steel truss asbestos clad roof with concrete floor comprising multi purposes area (60' x 30') and 15 cattle cubicles (60' x 20').

**Sheep Shed** (60' x 30') 6 bay structure of timber pole open front with mono pitch corrugated tin roof cladding and rear end and side cladding.

**Former Dairy** constructed of rendered concrete block walls under mono pitch corrugated asbestos roof cladding.



**The Farmland** is shown on the plan with a boundary edged red. The schedule of field numbers and areas is as follows.

O.S.	6063	47.49	Pasture
O.S.	8141	14.30	Pasture
O.S.	9953	0.58	Wood
O.S.	0006	1.44	Pasture
O.S.	8900	1.39	Wood
O.S.	9996	0.94	House + Buildings
O.S.	8693	2.41	Croft
O.S.	8278	7.37	Meadow
O.S.	9473	10.92	Meadow
O.S.	0687	5.37	Pasture
O.S.	1269	12.91	Meadow
O.S.	2882	5.70	Meadow
O.S.	1900	19.93	Pasture
O.S.	4800	24.26	Pasture

**155.01 Acres or thereabouts**



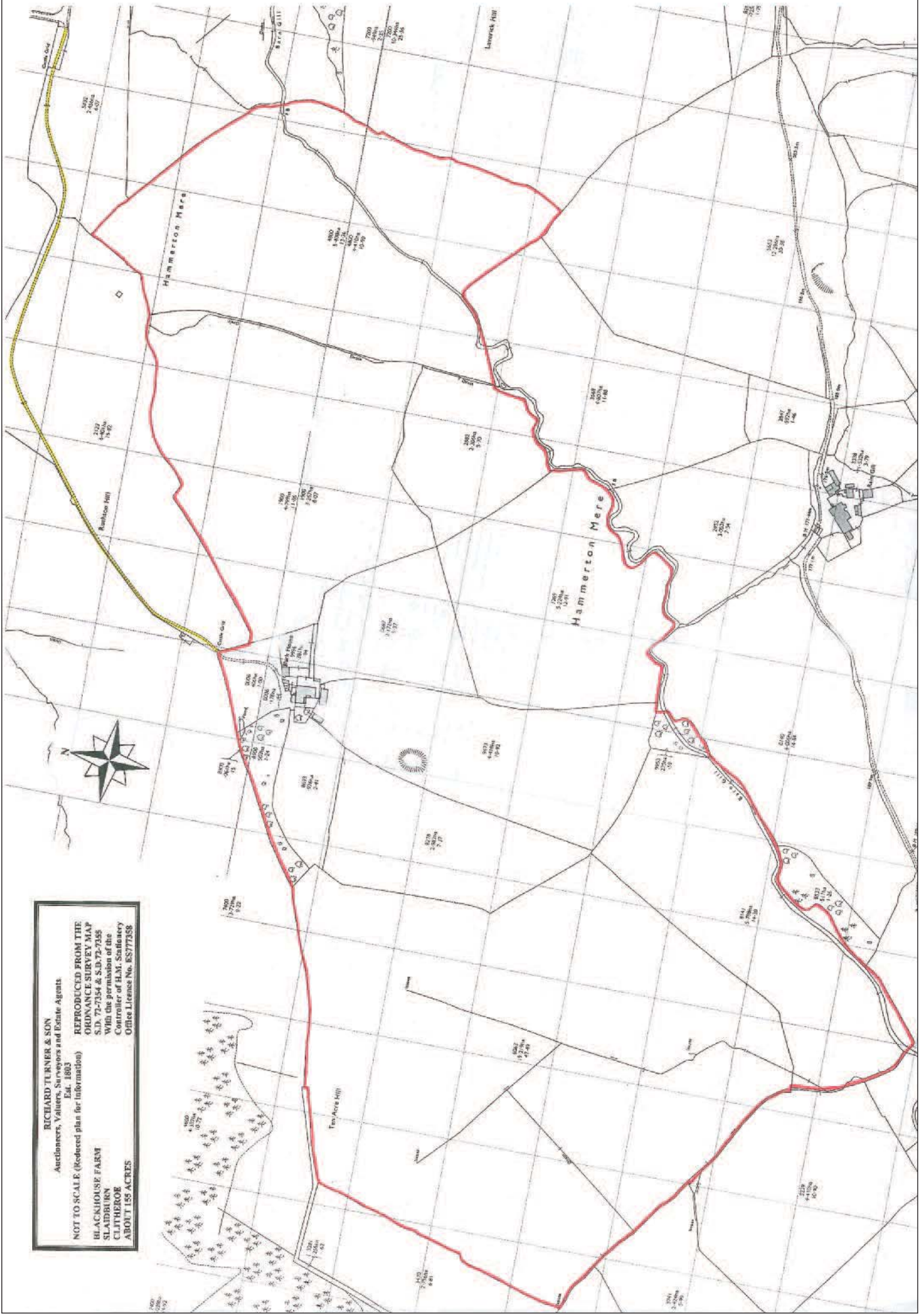
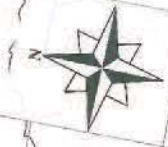
**Entitlements** Blackhouse Farm is registered with the rural land registry for entitlements under the defra single payment scheme. A claim has been activated for the 2011 year and will be retained by the Vendor. The entitlements will be transferred after the completion of the sale in good time to allow the new owners to activate a claim for 2012 and beyond.

**Countryside Stewardship Scheme 2001** Annual payments of £4,893.50 have been agreed for the period 01/10/2001 to 30/09/2011 for 14.93 hectares of upland hay meadows, 42.9 hectares of upland in-bye pastures and 0.80 hectare management of small upland woodlands subject to conditions of the scheme. The scheme can continue for a further ten year period or be terminated 30/09/2011. New payment rates may apply from 01/10/2011. Full details of the scheme are available on request.

**RICHARD TURNER & SON**  
Auctioneers, Valuers, Surveyors and Estate Agents  
Est. 1863

NOT TO SCALE (Reduced plan for information)  
REPRODUCED FROM THE  
ORDNANCE SURVEY MAP  
S.D. 72-7354 & S.D. 72-7355  
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**BLACKHOUSE FARM**  
SLAIBURN  
CLITHEROE  
ABOUT 158 ACRES





Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: kendal@rturmer.co.uk



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