



BURY/ROCHDALE - 6 MILES

M66 MOTORWAY - 1 MILE

## Gincroft Farm

Gincroft Lane, Edenfield, Bury, Lancashire, BL0 0QX

**About 78 acres**

An opportunity to purchase a four bedroom attached dwelling house (101 Gincroft Lane), an adjoining disused stone built two bedroom farmhouse with attached three bay stone built barn with 3 acres of land, a range of farm buildings including a detached two bay stone built barn with 16 acres of meadow and pastureland and 58 acres of hill grazing and moorland in four Lots all freehold with the benefit of vacant possession.

The property is ideally located by turning off Market Street, Edenfield up Gincroft Lane with the house, farmhouse and attached barn on the left, detached barn with farm buildings and 16 acres on the right and further up Gincroft Lane onto Sand Beds Lane for 58 acres land on Dearden Moor.

101 Gincroft Lane Council Tax band E

Energy Performance Certificate band F

Offers are requested in writing prior to 12 noon on Wednesday 9 May 2018.

**Viewing:** by appointment with the Selling Agents.

**Selling Agents:** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH  
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**GINCROFT FARM** comprises a four bedroom end cottage known as 101 Gincroft Lane, a two bedroom adjoining farmhouse and barn with 3.44 acres of land on the north side of Gincroft Lane, a detached barn and range of modern farm buildings with 16.43 acres of land on the south side of Gincroft Lane and 58.71 acres of moorland grazing land one mile further up Gincroft Lane.

**LOT 1** (edged orange)

**101 GINCROFT LANE, the four bedroom dwelling house, driveway and garden in all about 0.17 acre**



**101 GINCROFT LANE** is constructed of stone walls under blue slate apex roofs, a lean-to workshop under a slate roof, a lean-to ground floor bathroom with a flat felt roof and a first floor bathroom extension with a flat felt roof. The accommodation is as follows:

**Ground Floor.** **Hall** (13'2" x 8'0") UPVC double glazed door and full height side window, pine boarded wall with wall mounted radiator and open tread stairway to the first floor. **Living Room** (17'1" x 15'3") bow window, wood floor, stone built fireplace with multi fuel stove and wall mounted radiator. **Dining Room** (12'10" x 11'3") wood floor, wood effect cladding to one wall, windows to two walls one with undersill radiator. **Kitchen** (20'4" x 11'0") lino floor covering, window, built-in tall cupboards, range of wall cupboards and work top units incorporating a stainless steel single drainer sink unit, space for an electric cooker and space and plumbing for an automatic clothes washer. **Lean-to Shower Room** (8'4" x 4'6") tiled floor, single glazed window, shower closet with shower fitting off the domestic hot water system, low flush toilet and wall mounted hand wash basin. **Lean-to Workshop** (9'0" x 8'0") single glazed window, concrete floor, oil fired central heating boiler.

**First Floor.** A corner flight open tread stairway leads from the hall to a central landing with entrances to four bedrooms and the bathroom as follows: **Bedroom 1** (17'0" x 15'3") large front window with undersill radiator and smaller rear window, pine boarded ceiling, room width fitted wardrobes with inset mirror dressing table. **Bedroom 2** (12'9" x 9'0") windows to two walls, one with undersill radiator, pine boarding to one wall and the ceiling, fitted wardrobes with inset mirror dressing table. **Bedroom 3** (11'10" x 11'9") window, built-in wardrobe, wash basin closet and pine boarded ceiling. **Bedroom 4** (9'5" x 7'1") window with undersill radiator and cupboards fitted over the stairway. **Bathroom** (11'2" x 5'10") pine boarded walls, panelled bath, low flush toilet, bidet, wash basin inset to a tiled top with pine boarded side, shower closet with electric shower fitting and wall mounted radiator.

**Outside.** Driveway and garden.

**Services.** Mains electricity. Mains water. Septic tank drainage to a traditional brick structure close to the dwelling. Oil fired central heating. UPVC double glazed windows throughout except where stated otherwise.

**LOT 2** (edged green)

**GINCROFT FARMHOUSE, adjoining barn and about 3.27 acres.**



**GINCROFT FARMHOUSE** adjoins 101 Gincroft Lane and is constructed of stone walls under a slate roof. The farmhouse has not been occupied for ten years or more. The accommodation is as follows:

**Ground Floor.** Front Entrance Porch constructed of stone walls under an apex blue slate roof with solid inner and outer doors. **Sitting Room** (18'0" x 16'7") beamed ceiling and tiled fireplace with polished wood surround. **Living Room** (14'6" x 11'6") beamed ceiling, stone fireplace with tiled inset. **Kitchen** (11'10" x 8'2") lean-to with rear entrance. **Bathroom** (7'10" x 6'2") lean-to with bath, wash basin and low flush toilet.

**First Floor.** An enclosed stairway leads from the living room to the first floor landing with entrances to two bedrooms. **Bedroom 1** (17'10" x 16'7") window and exposed truss beam. **Bedroom 2** (14'5" x 11'4") window.

**Services.** Mains water. Mains electricity.



**Attached three bay barn** (40' x 25') constructed of stone walls under a stone flag roof. Threshing bay with large rear door and front up and over steel door. Former seven stall shippon with hay loft. Hay bay. Rear lean-to (17' x 12') former stable.

**The land** is shown on the plan with a boundary edged green. The schedule is as follows:

part	OS 3549	0.27	buildings and surround
part	OS 2848	3.00	croft
		<b>3.27</b>	<b>acres or thereabouts</b>

**LOT 3** (edged blue)

**Stone built barn, range of cattle sheds and about 16.43 acres.**

**Detached two bay barn** (27' x 25') constructed of stone walls under a blue slate roof. Former seven stall shippon, loose pen and hay loft overall.



**Three bay cattle shed (48' x 22')** concrete floor. Timber frame. Open front. Concrete block walls with upper Yorkshire board cladding and steel sheet mono pitch roof cladding.

**Four bay cattle shed (60' x 30')** concrete floor. Steel portal frame. Open front. Concrete block walls with upper yorkshire board cladding and cement fibre apex roof cladding.



**The land** is shown on the plan with a boundary edged green. The schedule is as follows:

OS 3139	5.67	buildings and pasture
OS 4249	0.78	croft
OS 4839	4.93	meadow
OS 3430	5.05	meadow
	<u>16.43</u>	<b>acres or thereabouts</b>

#### **LOT 4** (edged red)

#### **Hill land off Sand Beds Lane about 58.71 acres**

**The land** is shown on the plan with a boundary edged green. The schedule is as follows

part	OS 8119	0.55	moorland
	OS 8230	12.51	moorland
	OS 6241	1.63	hill grazing
	OS 6246	0.21	derelict buildings
	OS 5849	2.55	hill grazing
	OS 5658	2.31	moorland
	OS 7353	12.90	moorland
	OS 8558	4.05	moorland
	OS 0006	22.00	moorland
		<u>58.71</u>	<b>acres or thereabouts</b>

#### **SUMMARY**

Lot 1	101 Gincroft Lane and surround	0.17	acres
Lot 2	Farmhouse, adjoining barn and croft	3.27	acres
Lot 3	Farm buildings and land	16.43	acres
Lot 4	Hill land at Sand Beds Lane	58.71	acres
		<u>78.58</u>	<b>acres or thereabouts</b>

The farmland is registered with the Rural Land Registry and has the benefit of entitlements under the Defra Basic Payment Scheme. These entitlements are not included in the sale but may be available to purchase by separate negotiation.

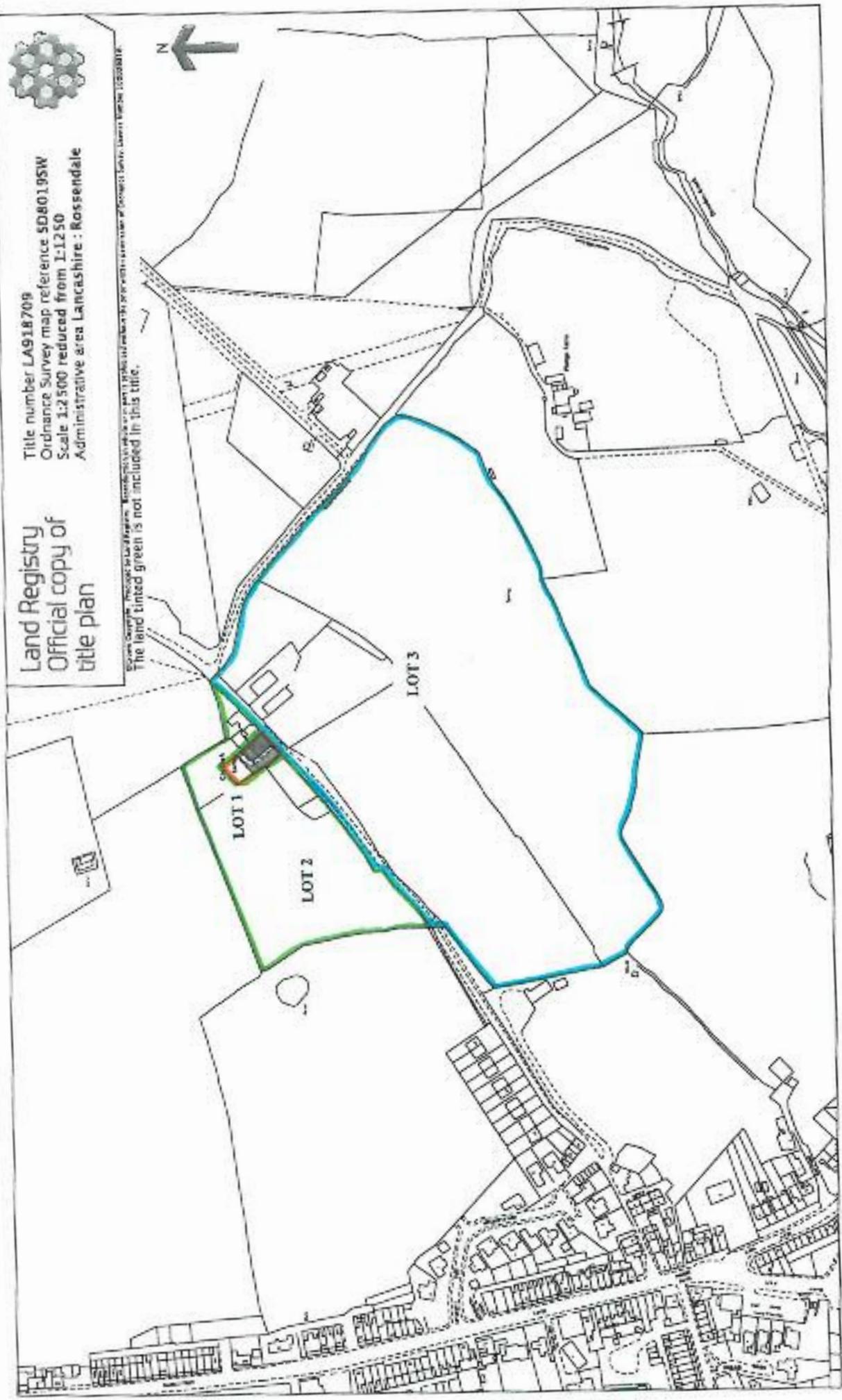
*Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.*

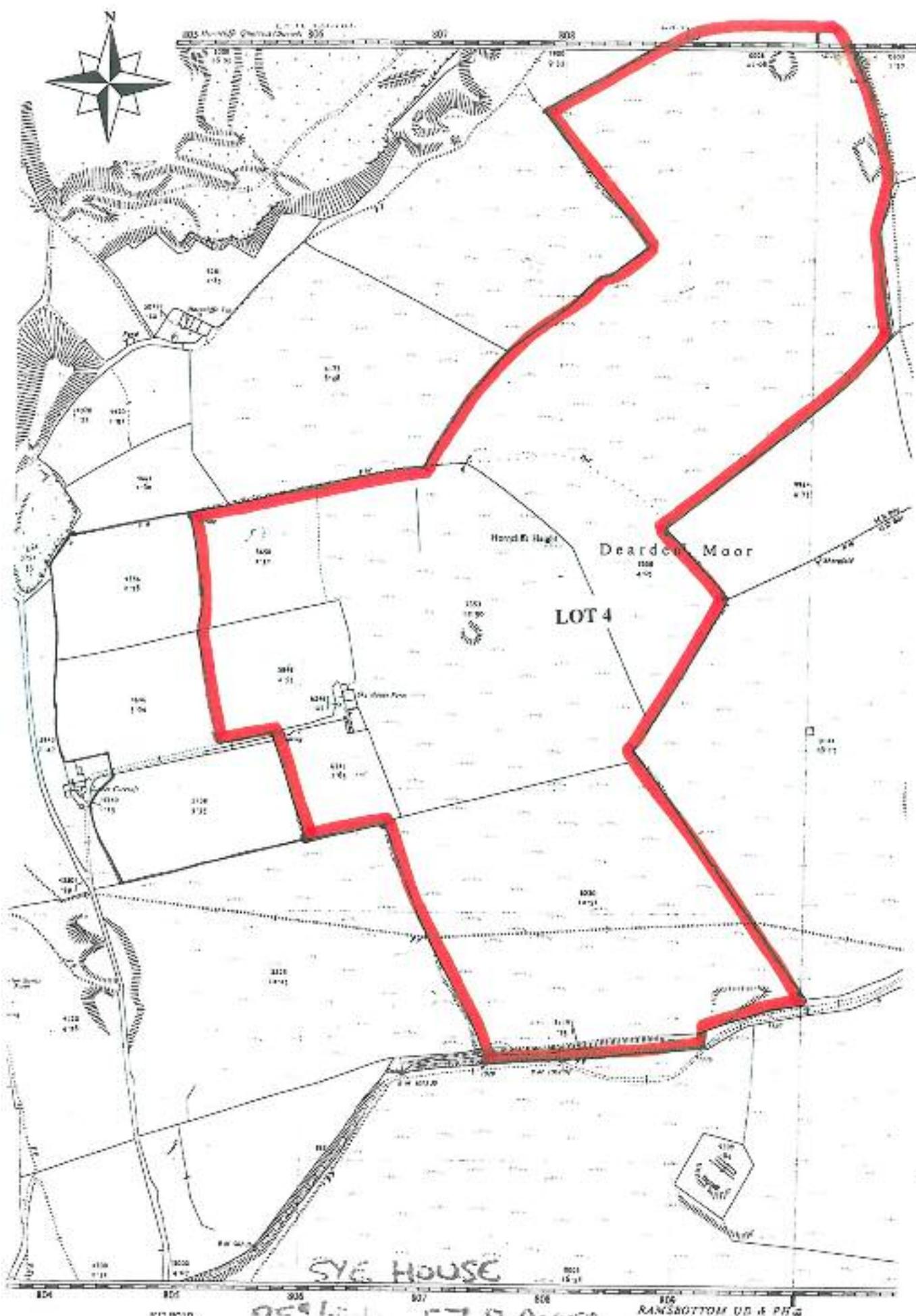


Title number LA918709  
Ordnance Survey map reference SD8019SW  
Scale 1:2500 reduced from 1:1250  
Administrative area Lancashire : Rossendale

Land Registry  
Official copy of  
title plan

From Ordnance Survey, Ordnance Survey Map Reference SD8019SW, Scale 1:2500 reduced from 1:1250. The land tinted green is not included in this title.



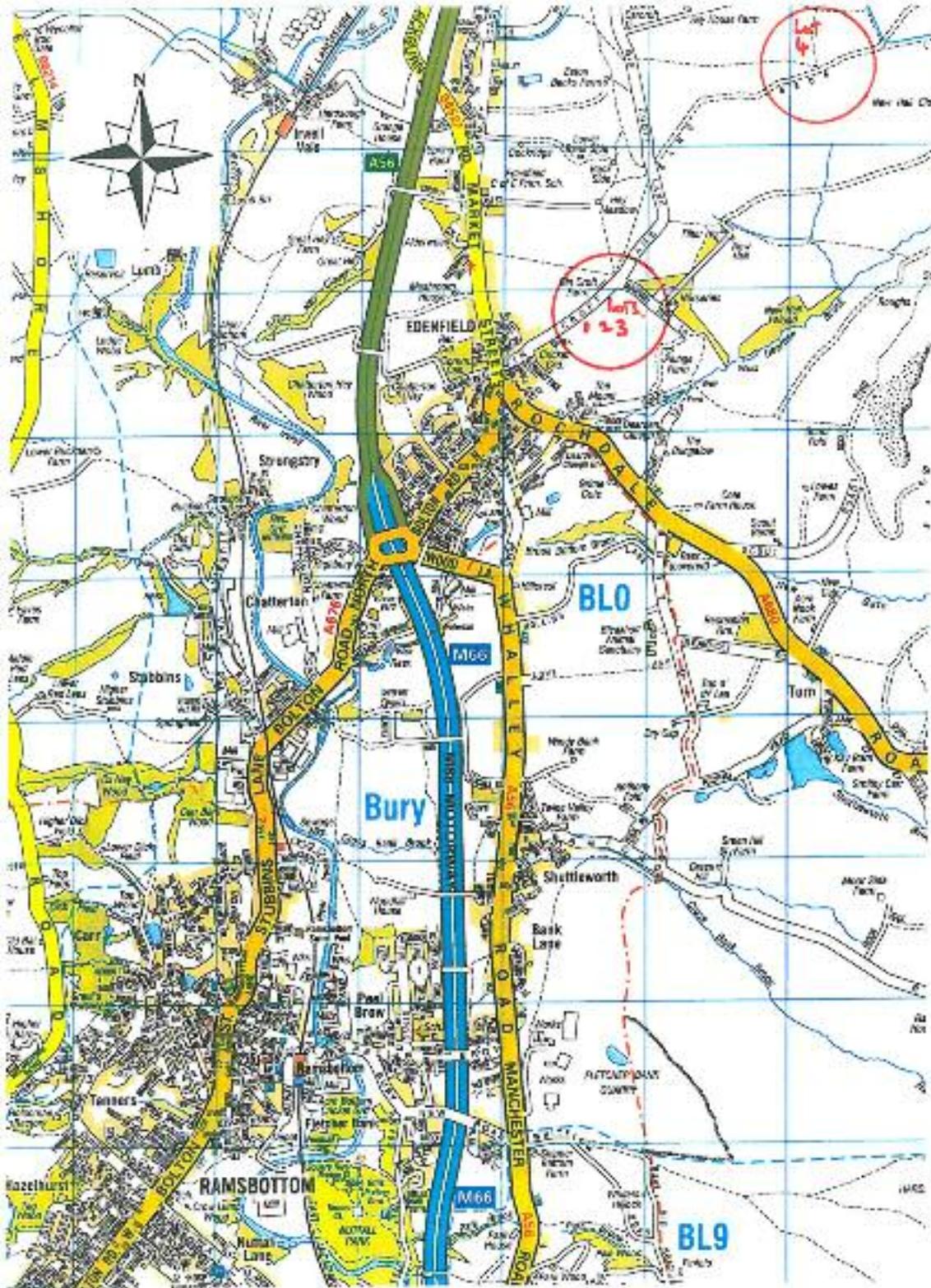


LOT 4

Dearden Moor

SYE HOUSE

RANSBOTTOM UD & PHG



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