

A56 HASLINGDEN - 5 MILES

MANCHESTER – 15 MILES

For Sale by Informal Tender

**HEWIN HILL FARM
SHAWCLOUGH ROAD
WATERFOOT
ROSSENDALE BB4 9SA**



Farmhouse, adjoining barn, farm buildings and 17 acres for sale by informal tender.

The Farmhouse comprises entrance hall, sitting room, kitchen, bathroom and three first floor bedrooms. There is an adjoining three bay stone built barn. Other buildings comprise: garage, store and modern livestock shed (65'x 25'). Services comprise mains electricity, septic tank drainage and spring water supply. The farmland is in one block comprising 17.56 acres or thereabouts of meadow and pasture land.

The property is offered for sale in one lot by informal tender and offers in writing are requested by Wednesday 30 November 2011.

Viewing by appointment with the selling agents.

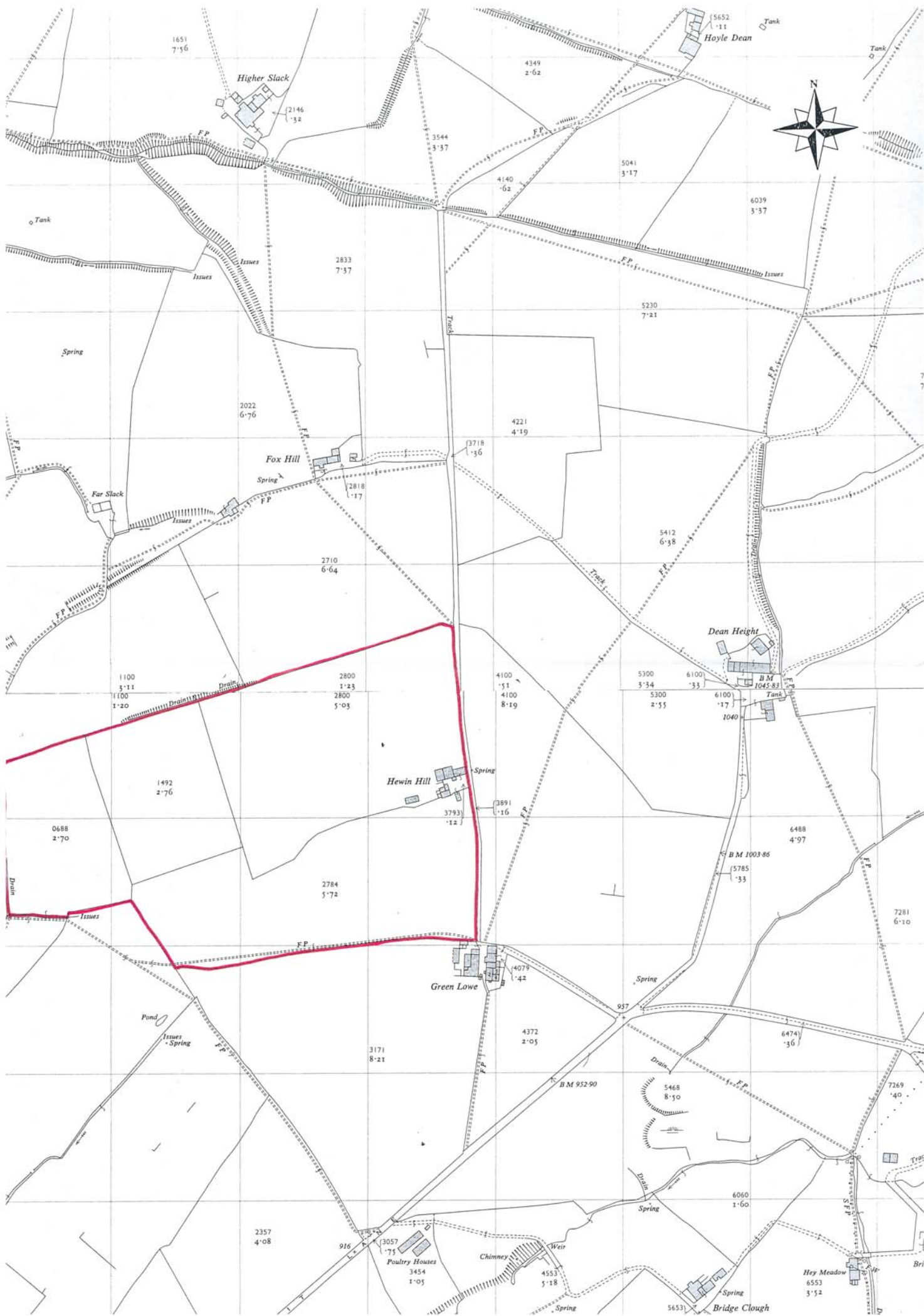
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HEWIN HILL FARM comprises a stone built farmhouse with adjoining stone barn, range of farm buildings and 17 acres of meadow and pasture land more particularly described as follows:

The Farmhouse is constructed of stone walls under a stone slate roof with the following accommodation:

Front Entrance Hall

Sitting Room (17'6" x 13'6") Tiled fireplace, windows front and rear.

Kitchen (13'0" x 12'3") Rayburn Royal solid fuel Aga cooker, stainless steel double drainer sink unit, understair pantry with shelves and trap door to a basement cellar, single door entrance to the adjoining barn.

Bathroom (9'0" x 5'6") Airing cupboard with hot water cylinder, 3 piece suite comprising bath, wash basin and toilet.

First Floor. A single flight stairway gives access to three bedrooms as follows:

Bedroom 1 (18'3" x 13'0")

Bedroom 2 (11'6" x 7'9")

Bedroom 3 (10'0" x 9'6")

The Farm Buildings comprise as follows:

Adjoining Barn constructed of stone walls with two bays under a stone slate roof and the westerly end bay under a blue slate roof to the front and rear elevations. There is a shippon for 8 cows, shippon for 5 cows, loose pen and haylofts. **Outside** there is a lean-to former dairy constructed of brick walls under a concrete slab roof and a gable lean-to store constructed of brick walls under a felt roof.

Garage and Store constructed of stone walls under a cement fibre roof with workshop, cold store and garage with double opening doors. Rear lean-to piggery stonebuilt under a slate roof.

Detached Garage. Walls of rendered concrete block structure under a box profile aluminium roof cladding and steel up and over door entrance.

Livestock Shed (65' x 25') of Ken Astbury construction dated 1990 of concrete block walls with cement fibre roof and upper wall cladding to the front and rear elevations and timber cladding to the two gable elevations.

Services comprise mains electricity, septic tank drainage and spring water supply.

The Farmland is shown on the attached plan with a boundary edged red comprising 17.56 acres or thereabouts. The schedule is as follows:

OS 3793	0.12	house and buildings
OS 2784	5.72	pasture
OS 2800	6.26	meadow
OS 1492	2.76	meadow
OS 0688	<u>2.70</u>	meadow
	<u>17.56</u>	acres or thereabouts

Entitlements The land is not registered with the Rural Land Registry and does not have the benefit of Entitlements under the DEFRA Single Payment Scheme which ends on 31 December 2012 but should be eligible for the new scheme year 2013.