



CLITHEROE - 6 MILES

SKIPTON - 10 MILES

Higher Gazegill Farm Rimington, Clitheroe, Lancashire

About 119 Acres

An unspoilt 119 acre grassland farm with stonebuilt farmhouse and barn adjoining Hardacre Lane, Rimington. The farm is freehold with the benefit of vacant possession and the house and buildings have the benefit of planning permission to convert into a large residence (8,000 sq.ft. over 2 floors) and single storey detached 2 bedroom guest accommodation.

The property is offered for sale by informal tender and offers in writing are requested before Wednesday 30 June 2010 for the whole property or any part. Written tenders will only be accepted on the basis of an agreed sale subject to an exchange of sale contracts in July and completion of sale before the end of August 2010.

Viewing: Strictly by appointment through the selling agents.

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Higher Gazegill Farm is approached from the Gisburn Blacko Road A682 along Hardacre Lane which runs into Cross Hill Lane and Dancer Lane to which the property adjoins.



The Farmhouse and Adjoining Barn are constructed of stone under a slate roof with the following accommodation.

Ground Floor

Sitting Room (14'11" x 11'10") Boarded floor. Marble fireplace. Radiator.

Living Room (14'11" x 14'10") Flagged floor. Tiled fireplace. Built-in cupboards. Radiator. Front Entrance door.

Kitchen (12'9" x 10'9") Asphalt floor. Rayburn cooker which provides central heating and domestic hot water. Porcelain sink. Rear entrance door.

Pantry (10'11" x 7'2") Asphalt floor. Slab shelves.

Inner Stairwell return stairway with under stair cupboard.

First Floor A return stairway leads to a central landing with entrances to four bedrooms, the bathroom and an enclosed stairway to the roof space.

Landing Full length airing cupboard with hot water cylinder (with immersion heater). Single power point. Cold water tank in roof space accessible from landing.

Front Bedroom 1 (14'10" x 14'9") Radiator.

Front Bedroom 2 (14'9" x 12'0") Radiator. Fireplace. Built-in cupboard.

Rear Bedroom 3 (10'11" x 7'5").

Rear Bedroom 4 (10'9" x 7'1") Walk through entrance to the Bathroom.

Bathroom (9'1" x 5'7") Airing cupboard with hot water cylinder with immersion heater and cold water header tank. Three piece suite with panelled bath, pedestal wash basin and low flush toilet.

The adjoining four bay barn (42'3" x 39'6") Three hay bays and hay bay with shippon with hay loft.

Gable lean-to shippon with tyings for 12 cows.

Rear lean-to shippons with tyings for 12 cows and 6 cows.

Services Mains water. Mains electricity. Private drainage.

There is also a spring water supply. A new "Home Security" CCTV twin camera surveillance system has just been installed.

The Other Farm Buildings comprise as follows:

Cow Shed constructed of concrete block walls under a cement fibre roof. Accommodation for 10 calves and large cattle pen.

Four Bay Hay Barn (48' x 36') constructed of timber with a corrugated tin roof and end lean-to (12' x 36') of similar structure.

Cow Shippon (84' x 34') constructed of concrete block walls under a cement fibre roof. Tyings for 44 cows.

Five Bay Silo Barn (75' x 45') Crendon concrete portal frame structure with concrete precast walls and cement fibre roof cladding and upper side cladding. Concrete floor.

Middenstead constructed of stone walls under a cement fibre roof. Adjoining car garage and small cow shed of similar structure.

Adjoining Cow Shippon constructed of stone walls under a slate roof. Tyings for 5 cows with hay loft.

Adjoining Cow Shed constructed of stone walls under a slate roof. Tyings for 8 cows.

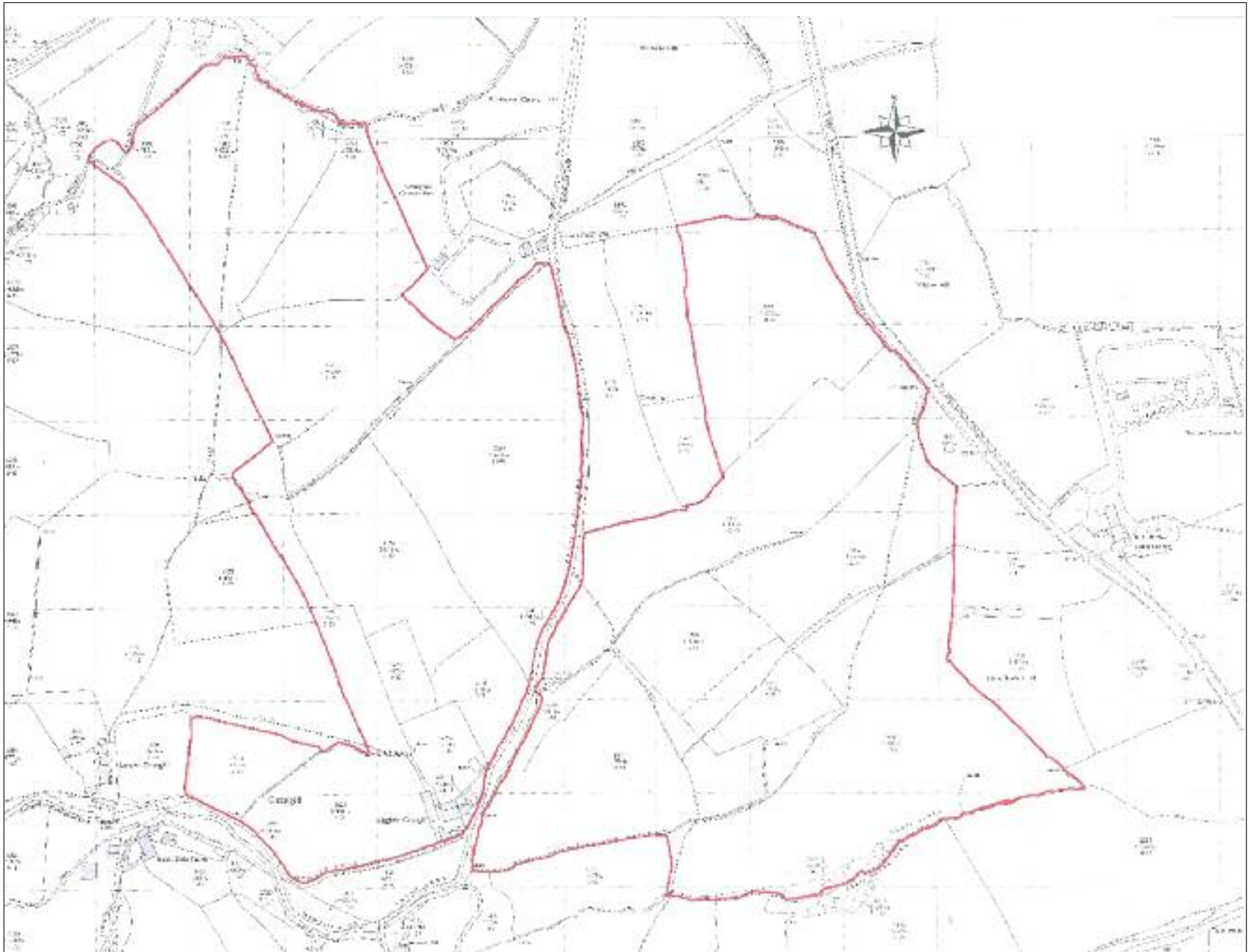
Weeping Wall Manure Store (56' x 40') Underground effluent tank.

The Farmland is all down to grass and is shown on the plan with a boundary edged red.

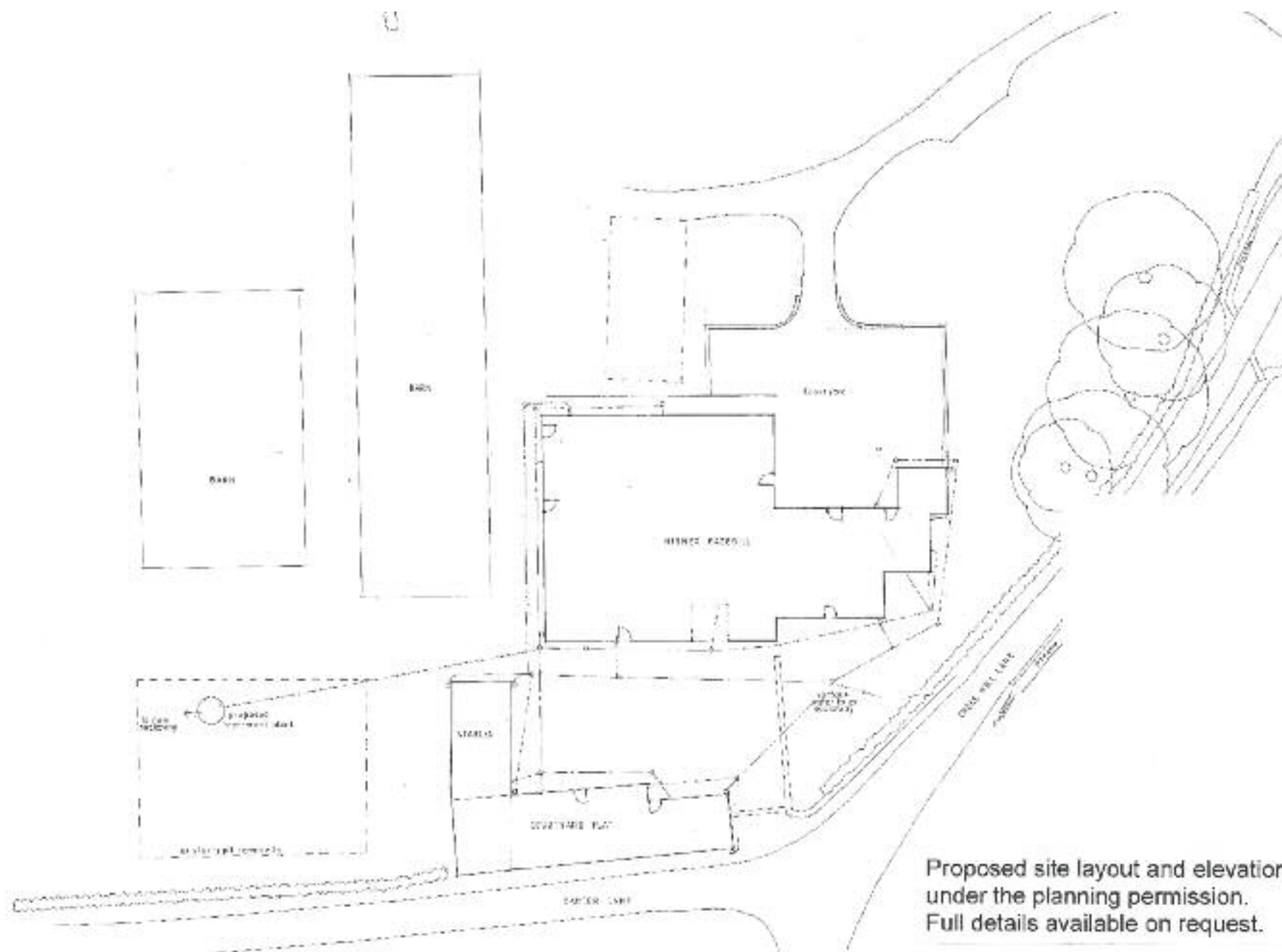
Schedule

OS 2533	0.941	2.33	grassland
OS 3628	2.003	4.95	grassland
OS 3450	1.346	3.33	grassland
OS 4156	2.640	6.52	grassland
OS 4243	0.487	1.20	grassland
OS 5141	0.818	2.02	grassland
OS 4734	0.592	1.46	grassland
OS 4827	0.259	0.64	house and buildings
OS 2500	3.997	9.87	grassland
OS 3700	2.084	5.15	grassland
OS 3575	2.975	7.35	grassland
OS 5366	5.619	13.89	grassland
OS 8281	3.625	8.96	grassland
OS 7859	4.330	10.70	grassland
OS 9055	2.644	6.53	grassland
OS 7446	1.436	3.55	grassland
OS 8140	1.143	2.82	grassland
OS 5939	0.381	0.94	grassland
OS 6633	3.734	9.23	grassland
OS 9535	6.900	17.05	grassland
OS 8820	0.243	0.60	woodland
	<u>48.197</u> hectares	<u>119.09</u> acres	

The Farmland has been registered with the rural land registry for the single payment scheme.



Plan not to scale



Proposed site layout and elevations under the planning permission. Full details available on request.



EAST ELEVATION



SOUTH ELEVATION

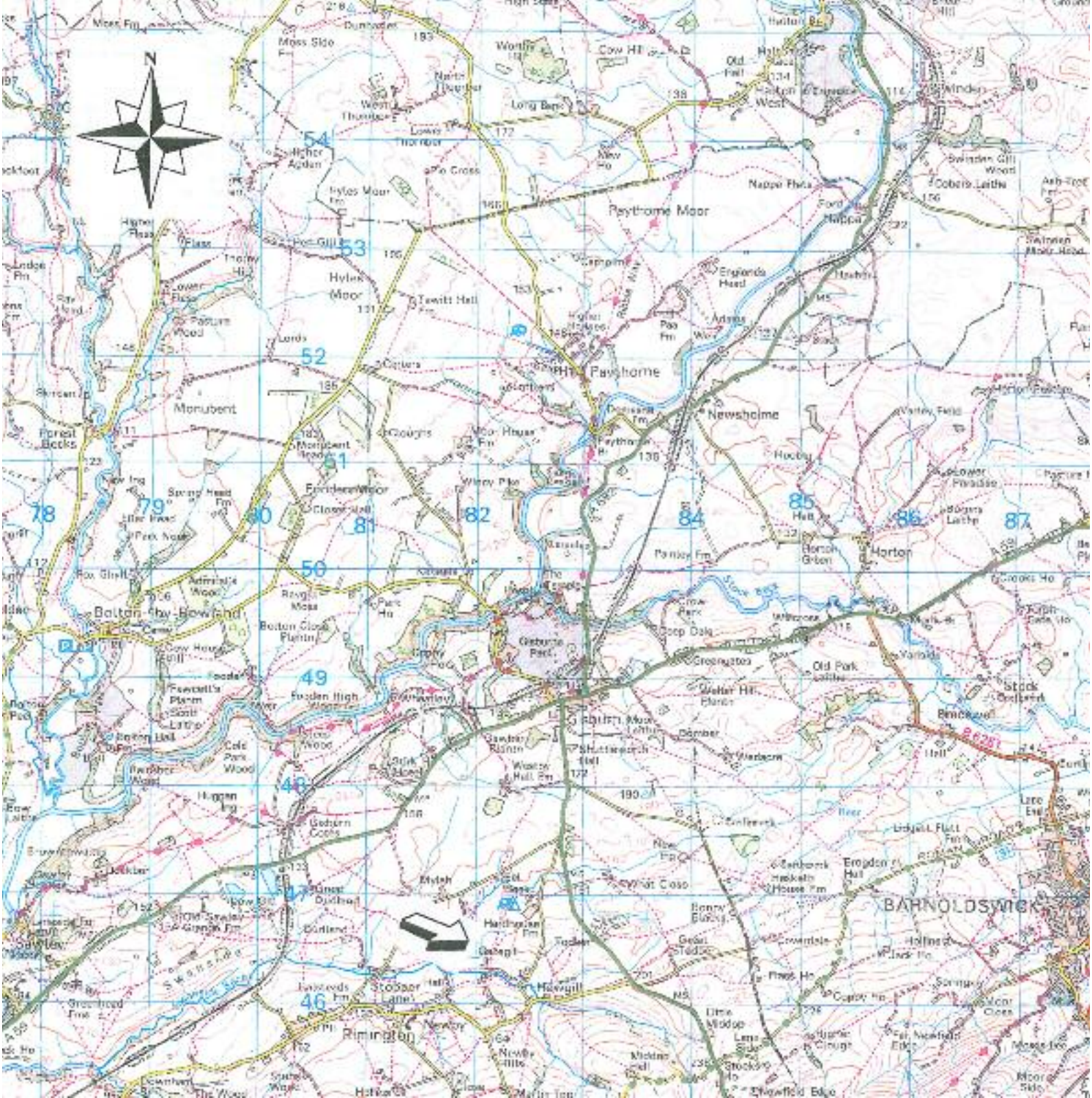


NORTH ELEVATION



WEST ELEVATION

Proposed site layout and elevations
under the planning permission.
Full details available on request.



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