

Burnley - 3 Miles

M65 Motorway - 5 Miles

**Pendle Hall
Higham
Lancashire
BB12 9AF**

About 48 Acres



Sale By Auction Of This Compact Farm With Detached Four Bedroom Residence, Range Of Traditional And Modern Farm Buildings And 48 Acres Of Productive Grassland Freehold With Vacant Possession As A Whole Or In Four Lots.

- Lot 1:** Residence With Traditional Stone Outbuildings 3.23 Acres.
- Lot 2:** Modern Range Of Buildings In 1.14 Acres.
- Lot 3:** Productive Grassland 15.91 Acres.
- Lot 4:** Productive Grassland 28.06 Acres.

All Lots Freehold With Vacant Possession.

Pendle Hall, Higham Will Be Offered For Sale By Auction As A Whole Or In Lots (Subject To Conditions And Unless Sold Previously) In The Fence Gate Inn, Fence, Burnley At 2:30pm On Tuesday 7th July 2009.

Auctioneers: Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, Lancashire, BB7 4LH. Tel: 01200 441 351. Fax: 01200 441 666.

Solicitors: Steele & Son, Castlegate, Clitheroe, Lancashire, BB7 1AZ. Tel: 01200 444 321. Fax: 01200 425 428.

GENERAL REMARKS AND STIPULATIONS

Situation:

From the centre of Padiham take Moor lane onto Guy Street and then onto Grove Lane. Pendle Hall is the last property on Grove Lane.

Local and Service Authorities:

Pendle Borough Council, Town Hall, Market Street, Nelson, Lancashire. Tel: 01282 661 661.

United Utilities (Water Supply). Tel: 0845 746 2200.

United Utilities (Electricity Supply). Tel: 0800 195 1452.

Viewing:

The Farm may be inspected by appointment through the Auctioneers Richard Turner and Son, Clitheroe. Telephone: 01200 441 351.

Particulars of Sale:

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of; any offer or contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make nor give and neither Richard Turner and Son nor any person in their employment has any authority to make or give any warranty to the Land and Property

Sale Particulars and Plans:

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

Walls Hedges and Fences:

The Purchaser of each Lot will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchaser of the Lot with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

Tenure and Possession:

The Property is freehold and vacant possession will be given on completion.

Sporting:

The Sporting rights are in hand and are included in the sale of each Lot.

Timber and Wood:

All growing timber and fallen timber are included in the sale of each Lot.

Town Planning and Local Land Charges:

So far as the Vendor is aware the present use of the Property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

Rights and Easements:

Each Lot is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines through, over or under any Lot, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights. A right of way is reserved through Lot 2 between points C and D marked on the plan for access to Lot 1 and between points C and E marked on the plan for access to retained land.

Where the supply of a water, gas or electricity supply is divided by the lotting arrangements then the Purchaser of each Lot will be responsible for his own new supply and metering arrangements being the easiest method directed by the Service Authority and if necessary new easements for such revised supplies will be arranged over adjoining Lots without the objection of the owners of those adjoining Lots.

Overhead Electricity and Telephone Lines and Underground Cables:

The Purchaser of each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate authority of their interest.

Fixtures and Fittings:

The Fixtures and Fittings are excluded from the sale unless they are expressly stated as being included.

Disputes:

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the Purchaser as to the interpretation of the Particulars or any matter whatsoever arising therefrom, or thereout, that matter in dispute should be referred to the arbitration of Richard Turner whose decision shall be final and binding on the parties in dispute.

Order of Sale:

The Vendor reserves the right to sell the Whole Farm or any Lot or part of it before the Auction, to alter the Order of Sale, to amalgamate or divide the Lots, or withdraw the Whole or any Lot or Lots, without declaring the reserve price. It is, however, anticipated that the Property will be offered in individual Lots as catalogued.

Unsold Lots:

In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over other Lots reserved in the Particulars, Stipulations or Conditions of Sale and shall hold subject to any such rights granted in favour of the Purchaser of any other Lot.

Conditions of Sale:

The Conditions of Sale WILL NOT be read out at the Auction Sale but a copy thereof will be available for inspection at the Offices of the Vendor's Solicitors during normal working hours for fourteen days prior to the date of the Auction Sale.

Entitlements:

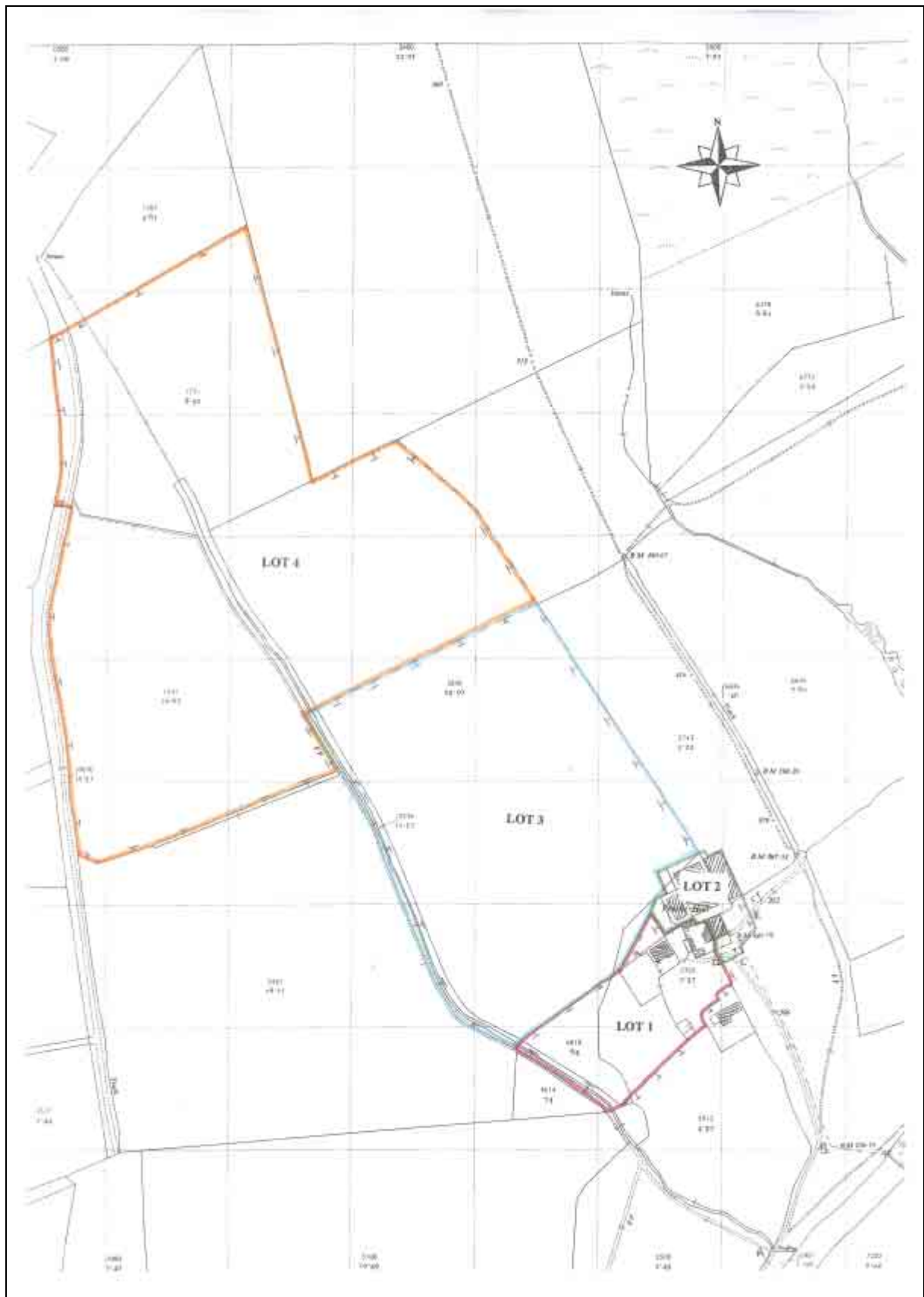
The land has been registered with the rural land registry and has the benefit of entitlements under the Defra single payment scheme. A claim has been activated for the current 2009 year and the claim value will be retained by the Vendor. The entitlements will be available for sale by separate negotiation and can be transferred in good time for purchasers of the land to activate claims for year 2010 onwards.



Schedule of Areas:

Lot 1:		OS 4818	0.84	Croft	
	part	OS 5912	0.90	Croft	
	part	OS 3236	0.25	Stream	
	part	OS 5725	<u>1.24</u>	House Buildings Croft	
			3.23 Acres or thereabouts		
Lot 2:	part	OS 5725	0.73	Buildings	
	part	OS 3848	0.06	Buildings	
	part	OS 5743	0.14	Buildings	
	part	OS 0047	<u>0.21</u>	Track	
			1.14 Acres or thereabouts		
Lot 3:	part	OS 5725	0.11	Grass	
	part	OS 3848	15.00	Grass	
	part	OS 3236	<u>0.80</u>	Stream	
			15.91 Acres or thereabouts		
Lot 4:	part	OS 3848	7.92	grass	
	part	OS 3236	0.52	track	
		OS 1547	10.67	grass	
		OS 1771	8.30	grass	
	part	OS 0640	<u>0.65</u>	old track	
			28.06 Acres or thereabouts	48.34 Acres	

Boundary Plan



Lot 1: Edged Red Detached Residence with Outbuildings and about 3.23 Acres

Pendle Hall has many charming features and is south facing with living accommodation as follows.

Entrance Porch stonebuilt with apex roof, stone archway and stone flagged floor.

Lounge (28'2" x 17'8") Large stone arched fireplace with multi fuel stove, beamed ceiling and open tread stairway to the first floor.

Breakfast Kitchen (21'11" x 15'1") Oil fired Aga set in a decorative tiled recess. Range of fitted wall cupboards and granite worktop units incorporating a Belfast style sink, dishwasher and fridge.

Dining Room (17'8" x 15'2") Arched cast iron fireplace with stone flagged hearth.

Rear Hallway (11'11" x 9'2") Half panelled walls and entrances to the kitchen, cellar and utility.

Utility (18'0" x 11'11") Stone flagged floor. Belfast style sink. Plumbing for automatic washer and a dryer. Trianco oil fired central heating boiler. Toilet with low flush W.C.

Basement Cellar with stone slab shelving.

First Floor The open tread return stairway from the lounge leads to the landing with entrances to four bedrooms, bathroom and shower room as follows.

Bedroom 1 (14'9" x 13'0") with beamed ceiling.

Bedroom 2 (15'6" x 11'0") with cast iron fireplace.

Bedroom 3 (12'0" x 11'2") with wrought iron fireplace.

Bedroom 4 (11'11" x 10'7")

Bathroom with double walk in shower cubicle, Victorian style cast iron bath, high level flush toilet, marble-top wash stand with white porcelain wash basin, towel rail and airing cupboard.

Shower Room Corner shower cubicle with Triton electric shower fitting, pedestal wash basin, low flush toilet and airing cupboard with hot water cylinder with immersion heater.

Rear Enclosed Stairway. Leading from the landing to the kitchen.

Outside Gardens with lawn and car parking.

Stonebuilt Outbuildings as follows.

Double Open Front Garages and Pig Cote. Slated roof.

4 Stall Former Stable with Hayloft. Slated roof.

Range of Loose Boxes. Slated roof.

Former Cattle Shed. Monopitch cement fibre roof.

Services. Mains electricity. Spring water supply. Septic tank drainage. Oil fired central heating. Double glazing throughout.

Lot 2: Edged Green
Modern Farm Buildings with 1.14 Acres

The farm buildings comprise as follows.

Cattle Shed (120' x 75') Constructed of steel portal frame with concrete block walls, Yorkshire board upper wall cladding and cement fibre roof. Cubicles and central feed passage.

General Purpose Shed (60' x 30') Structure of concrete block walls with Yorkshire board upper cladding to three sides, one side open fronted and cement fibre roof cladding.

Silage Clamp. (120' x 45') Structure of reinforced concrete panel walls with concrete floor.

Manure Store. (62' x 61') Structure of reinforced concrete block walls with concrete floor.

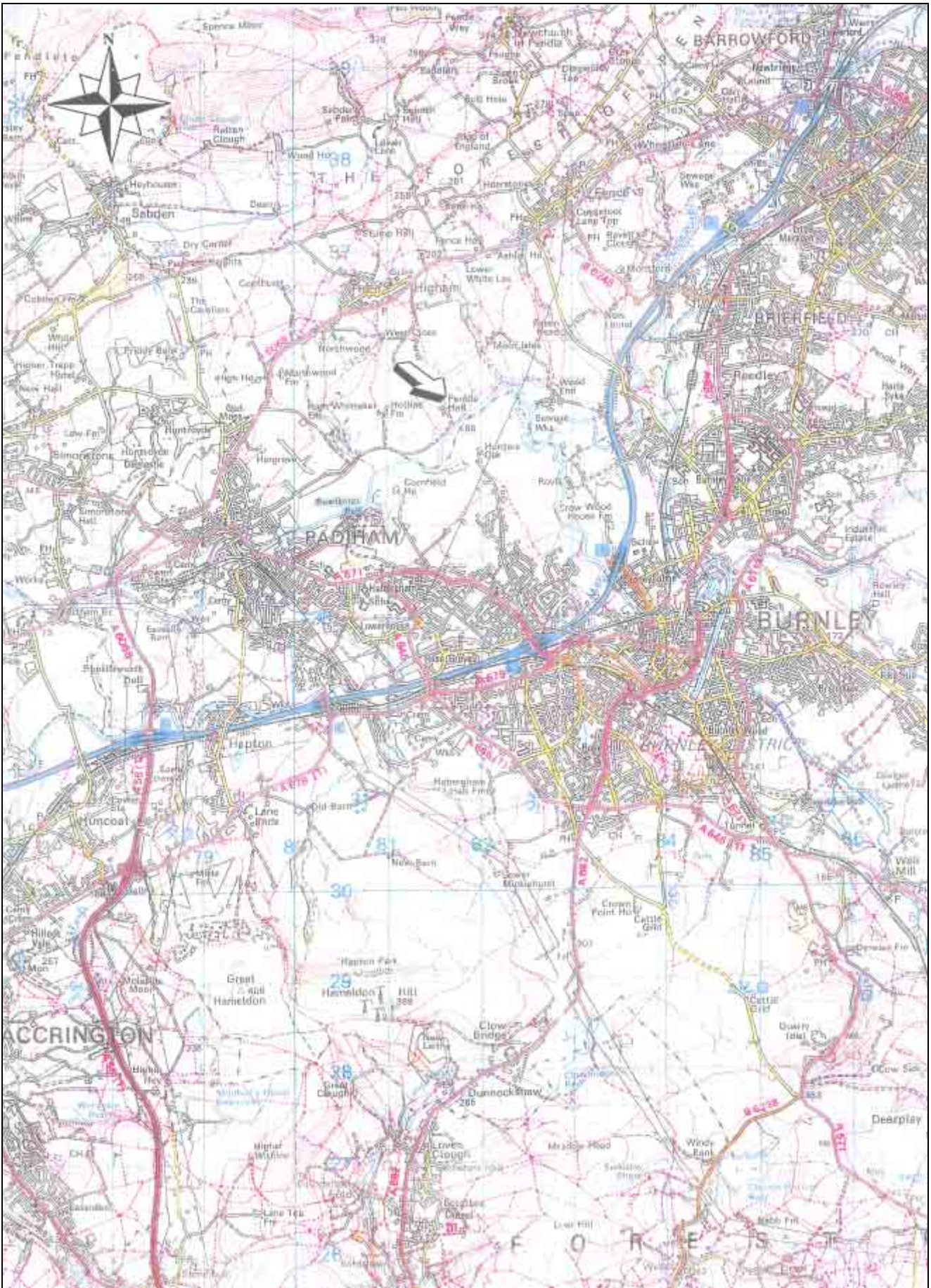
Sheep Yard with concrete floor, galvanised race with shedding gates and dipping facilities.

Services comprise mains electricity and spring water supply.

Lot 3: Edged Blue
Productive Grassland about 15.91 Acres

Lot 4: Edged Orange
Productive Grassland 28.06 Acres

Location Plan



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.