



Higher Barn Stables, Roundhill Road, Haslingden BB4 5TU
Offers Over £400,000

athertons
property & land



Situated less than 5 miles out of town, off the main road lies this wonderful little opportunity for the would be smallholding owner, equestrian facility, with menage already in situ, or country escape along with the very rare chance to build your own home.

It extends for approximately 5.99 acres of good grassland and comprises an old piggery building that enjoys planning consent for conversion to a good sized three bedroom bungalow. There is also consent granted on the planning application (reference 2018/0345) for a new private driveway from Roundhill Road for complete privacy to the property.

Early viewing is highly recommended to appreciate what this fantastic plot and parcel of land have to offer.

Approached from the B6326 Roundhill Road via a short track shared with the neighbouring Farmhouse, the property is well placed for the A680 Manchester Road and link to the A56 for both the M66 & M65 motorways. The major business centres of Rawtenstall, Bury and Manchester are to the South with Burnley, Blackburn and Preston to the North. Local schools both Primary and Secondary can be found in nearby Helmsshore and Haslingden.

Services

Mains Electric, Spring Water.

Tenure

We understand from the owners to be Freehold

Council Tax

TBC

Viewings

Strictly by appointment only

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

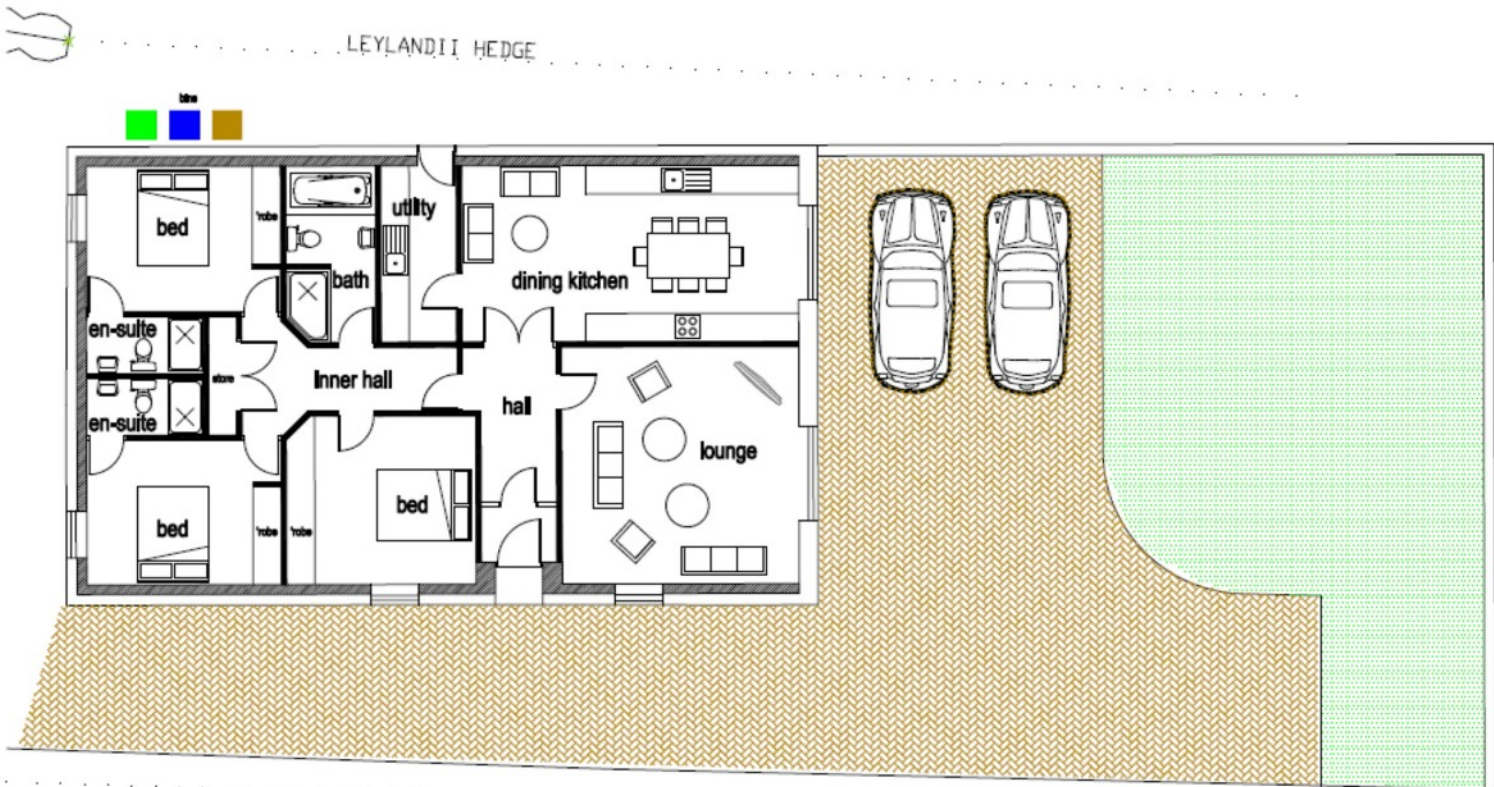
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)





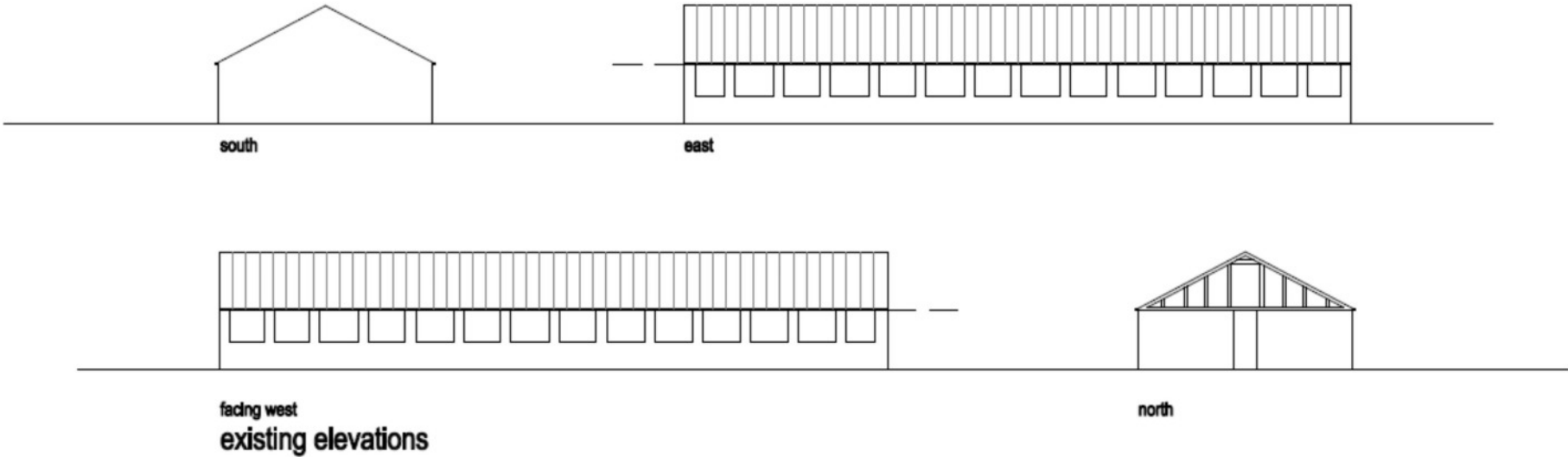
Proposed Plans



floor plan (1:50)

drawing number HBP-21-06-18-D

Current Plans

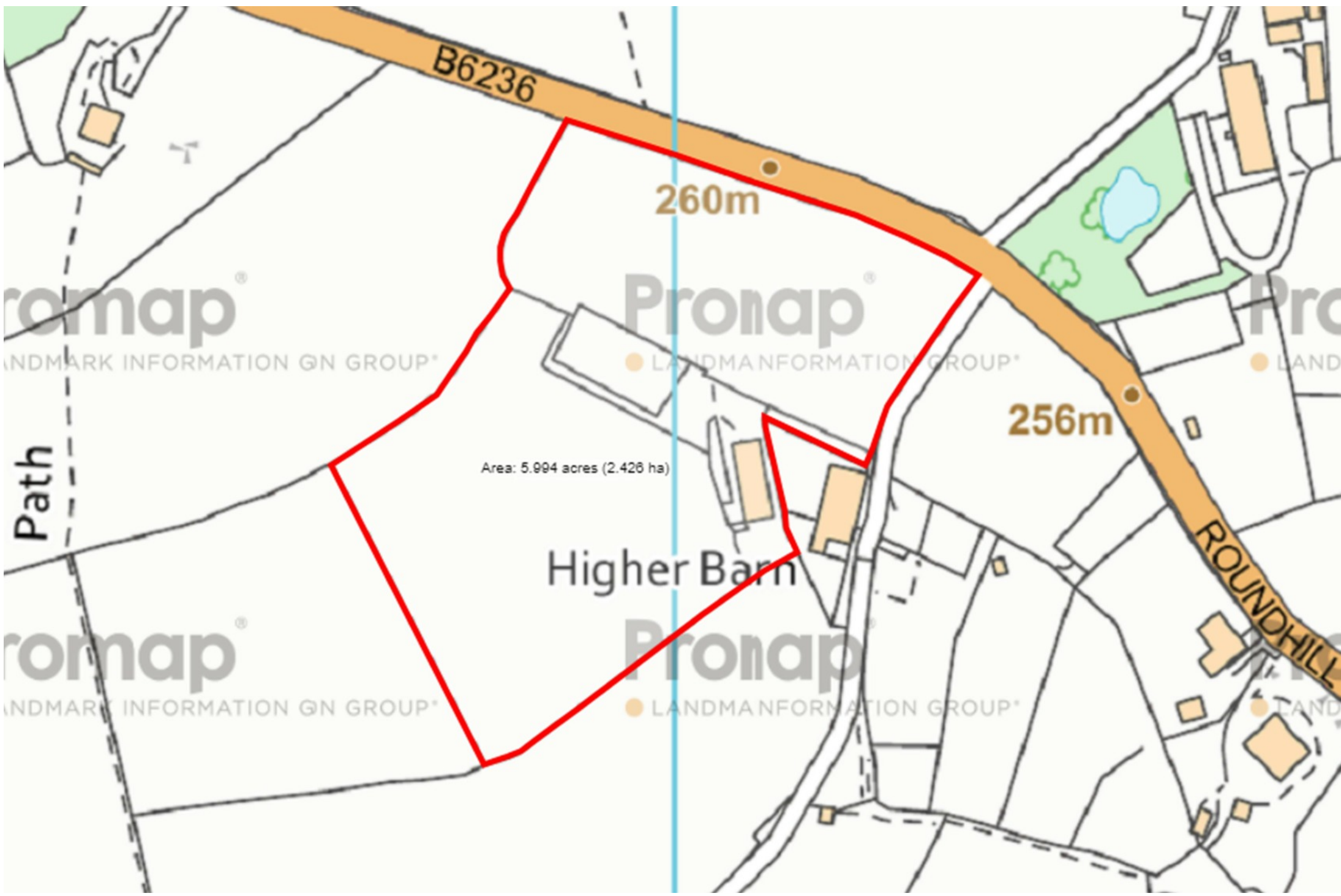


as existing

proposed conversion to form
3 bed detached dwelling at
the former

Higher Barn Piggery
Roundhill Road
Haslingden





B6236

260m

256m

Area: 5.994 acres (2.426 ha)

Higher Barn

ROUNDHILL

Pronap

LANDMANFORMATION GROUP*

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LANDMANFORMATION GROUP*

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Path

