



RESIDENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING

FOR SALE

Narrowgates Mill
Barley New Road
Barley
BB12 9LD

Size: 836.1 sq.m (9,000 sq.ft)

- **Original three storey cotton mill and lodge converted into a single dwelling in 1970's.**
- **Accommodation arranged over three floors with views to front and rear.**
- **Set in approximately 4 acres (including steeply banked area to the side).**
- **Barley is designated as an Area of Outstanding Natural Beauty.**

LOCATION

The property is situated in a secluded location off Narrowgates which is a private road that is reached off Barley New Road, close to White Hough Water.

Barley is a popular rural village close to Pendle Hill and features an area of park land and two recognised village pubs. Barley has the benefit of a regular bus service and is approximately four miles from Barrowford where there is a full range of attractive shops including Booths, and five miles from junction 13 of M65 and in a westerly direction Clitheroe is approximately within 6 miles distance.

DESCRIPTION

Originally comprising of a three storey cotton mill with the Lodge situated opposite. The property is of stone construction with a pitched slate roof and has its accommodation arranged over three floors with cast iron stanchions running through the accommodation and a single timber pitched roof.

The property was converted in the 1970's and currently comprises on the ground floor of an entrance with stairs leading to the first floor, off which is a cloakroom. Access is via an electrically operated up and over door and the accommodation is being used predominantly for garaging and storage. It houses the current oil fired central heating boilers and oil tank that is set in a bunded breeze block retaining wall.

The first floor was converted into living accommodation to take advantage of the views towards the lodge and the rear of the property. The accommodation is substantially open plan but includes a lounge with open views with two steps leading up to a dining area off which is a substantial breakfast kitchen. There is a snug and second entrance together with cloakroom, two substantial bedrooms a dressing room and two bathrooms. The finish to the living accommodation is of beech flooring.

The Second floor has been used for storage and is generally open plan.

The property benefits from attractive garden areas and the original Lodge which was drained in 1970 and converted into a garden area.

ACCOMMODATION

Ground floor	278.7 sq.m	3,000 sq.ft
First floor	278.7 sq.m	3,000 sq.ft
Second floor	278.7 sq.m	3,000 sq.ft
GIA	836.1 sq.m	9,000 sq.ft

SERVICES

The property has the benefit of mains electricity, water and drainage is to a public sewer. The property is heated by an oil fired boiler and supplementary electric heating together with a log burners to the lounge and snug.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

DEVELOPMENT

The property would lend itself as being suitable for re-development, possibly into three separate dwellings or apartments on a per floor basis. In addition the Lodge offers further potential subject to planning. Enquiries regarding planning consent and alternate uses should be directed to Pendle Borough Council on 01282 661661

Narrowgates is a private road with a shared maintenance responsibility. There is an existing separate access into the Lodge, this has become slightly overgrown but there is a 12ft access track as can be seen on site.

TENNURE

Freehold

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

PRICE

£685,000 (six hundred and eighty-five thousand)

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

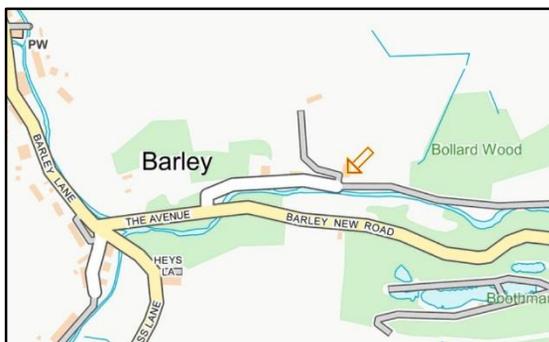
VIEWING BY APPOINTMENT

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH

Tel. 01282 456677

commercial@petty.co.uk

www.pettycommercial.co.uk





SITE PLAN

