



DETACHED FARMHOUSE AND BARNs SET IN 27 ACRES  
DEVELOPMENT POTENTIAL

## FOR SALE

Ogden Hill Farm  
Barley Green  
Barley  
BB9 6LQ

Approximate Size:

Farm house : 114 sq.m 1226 sq.ft  
Unit 1: 84.5 sq.m 910 sq.ft  
Unit 2: 240.4 sq.m 2587 sq.ft

- **Elevated position with superb rural views.**
- **Planning permission submitted for refurbishment of the existing farm house and conversion of the farm buildings to create a further two dwellings.**
- **Attractive rural location approximately 1 mile from Barley village centre.**

## LOCATION

Ogden Hill Farm is situated off Barley Green which is the private road leading out of Barley village past Ogden reservoir. The farm house is located approximately 1/4 mile from the road along a private lane and can be identified by the For Sale board.

Barley is an attractive village with two popular pubs and a regular bus service.

Barrowford and access onto the M65 is approximately 3 miles distance.

## DESCRIPTION

Comprising of the original farm house, with a substantial stone barn and outbuildings. Planning permission has been submitted to convert the properties into three self contained dwellings.

Ogden Hill Farm is of stone construction with a rendered finish and comprises briefly of an entrance porch, lounge and living kitchen together with three bedrooms and a bathroom.

The barn is proposed to be converted into two semi-detached buildings the smaller of the units will comprise on the ground floor of a living kitchen, utility room and WC and on the first floor two bedrooms and a bathroom.

Unit 2 will comprise of an impressive reception with cloakroom and utility room together with a separate lounge, dining room and living kitchen. The first floor will provide three bedrooms, a bathroom and ensuite.

Externally there are some outbuildings and the land extends to approximately 27 acres.

Plans are available for inspection at the Burnley Office.

The land has been occupied by way of an informal tenancy for some years. There will be clarification regarding possession before the sale is completed.

## SERVICES

We are advised that there are mains electricity (overhead cable). There are 2 spring water sources serving the house. There is no gas and a new septic tank will need to be provided.

The road is privately owned and there is a shared maintenance liability.

## SERVICES RESPONSIBILITY

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

## PLANNING

The planning application can be inspected on the Pendle Borough Councils website..

## TENURE

Freehold to be confirmed by the solicitors.

## PRICE

£ 650,000 (six hundred and fifty 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

Petty Chartered Surveyors  
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