

**Barn with Planning Permission  
for Conversion to a Single 5 Bedroomed Dwelling  
Offered For Sale**

**Benny's Barn  
Off Moorgate, Green Haworth  
Accrington**



- **Planning Permission for Conversion to 5 Bedrooms plus gymnasium (approx. 4,750 square feet)**
- **Includes Land Extending Overall to 4.2 acres (1.7 hectares)**
- **Secluded location approximately half a mile from public highway but with attractive south-easterly outlook**
  - **Within two miles of A56 trunk road at Rising Bridge (the McDonald roundabout north of Haslingden)**

### SITUATION AND DESCRIPTION

A substantial stone built detached barn with lean-to shiplap, brick lined internally under a stone flag roof. Planning Permission granted and development started to the satisfaction of the local planning authority within an attractive rural location between Accrington and Haslingden easily reached from the A56/A680 roundabout at Rising Bridge. Land includes useful meadow/pasture with scope for equestrian or amenity use.

### DIRECTIONS

To reach the property from the A56 (from either south via the M66 or from the north - Junction 8 M65, take the A680 south from the roundabout at the McDonalds junction towards Haslingden, then follow the signs for Blackburn - A677 Hud Hey Road proceeding into Roundhill Road, continue for approximately 1 mile turn right into Broadfield, signposted Oswaldtwistle, take the first right into Cross Edge, signposted Green Haworth, follow the road past Green Haworth Golf Course and on the sharp left hand bend bear right into Moorgate - unmade cul-de-sac with cottages on left hand side, continue to the end of Moorgate, park by gate and follow track down to Benny's Barn - Ordnance Survey Street Atlas Page 103, grid square B2.

### PROPOSED ACCOMMODATION

#### Ground Floor

Full height entrance hall with open staircase and landing above, cloakroom/W.C. off.

Lounge	41m <sup>2</sup>
Sitting Room	36m <sup>2</sup>
Dining Room	18m <sup>2</sup>
Kitchen/Family room	32m <sup>2</sup>
Utility Room	9m <sup>2</sup>
Study	13m <sup>2</sup>

Large walk-in store off utility area

#### First Floor

Bedroom 1	31m <sup>2</sup> with en-suite shower room/W.C. off
Bedroom 2	21m <sup>2</sup> with en-suite shower room/W.C. off
Bedroom 3	20m <sup>2</sup>
Bedroom 4	23m <sup>2</sup> with en-suite shower room/W.C.
Family Bathroom/W.C.	

#### Second Floor

Bedroom 5	20m <sup>2</sup> with en-suite shower room/W.C. off
Gymnasium/6 <sup>th</sup> Bedroom	15m <sup>2</sup> with shower room off

#### Outside

Landscaped scheme approved for limited garden, proposed septic tank with 4 acre field. Overall curtilage shown edged on the attached plan.

#### Planning Permission

Planning Permission granted by Hyndburn Borough Council in June 2000 (Ref Application No. 11/00/0091). Planning Approval Safeguarded Ref. Hyndburn Borough Council Planning Office letter January 2006 which relates to amended plans and satisfaction of various planning conditions. Copies available for inspection at the

Agents offices or planning consent pack including floor plans as approved available for a charge of £10.

#### General Information

#### Tenure

Freehold with vacant possession available on completion.

#### Public Footpath

There is a public footpath running close to the barn. No application for diversion has been submitted.

### Services

The Vendor has established that mains water, electricity and gas are available in the unmade back street to MOORGATE – the access road and it is believed all 3 services can be laid in a trench to the property via the access road. Drainage to proposed septic tank within the curtilage of the land included in the sale.

### VIEWING

At any reasonable time by appointment with the selling agents.

### Price

Offers In Excess of £285,000 – please complete the attached Offer Sheet and return to Lea, Hough & Co., Blakewater House, Phoenix Park, Blakewater Road, Blackburn, BB1 5RW. Fax: 01254 51905.

**S.245 Feb 2011**

**FORM OF OFFER**  
**Subject to Contract**  
**Benny's Barn, off Moorgate, Green Haworth, Accrington**

Offerer: Name:			
Address:			
Post Code:		Email:	
Telephone No:		Fax:	
Solicitor who will act for Offerer: Company:		Name:	
Address:			
Post Code	Telephone No:	Fax No:	Email:
I/We hereby submit offer(s) to purchase the property as described - in the sum of  £.....  (words) .....			

**PLEASE ALSO PROVIDE THE FOLLOWING INFORMATION -**

- |   |        |
|---|--------|
| Is your ability to proceed subject to obtaining a mortgage or bank loan?  | YES/NO |
| Is your ability to proceed subject to sale of any property which you own? | YES/NO |
| If yes, is property on the market?  | YES/NO |
| If so, at what price?   | £..... |
| Is the property:- 1. Under Offer?   | YES/NO |
| 2. Sold, subject to contract  | YES/NO |

**Note:** This information will be used by the vendors in assessing all offers received, but for no other purpose whatsoever.

**Condition**

1. The vendors do not bind themselves to accept the highest, or any offer, received.
2. Any escalating or non-fixed sum offers will not be considered.

