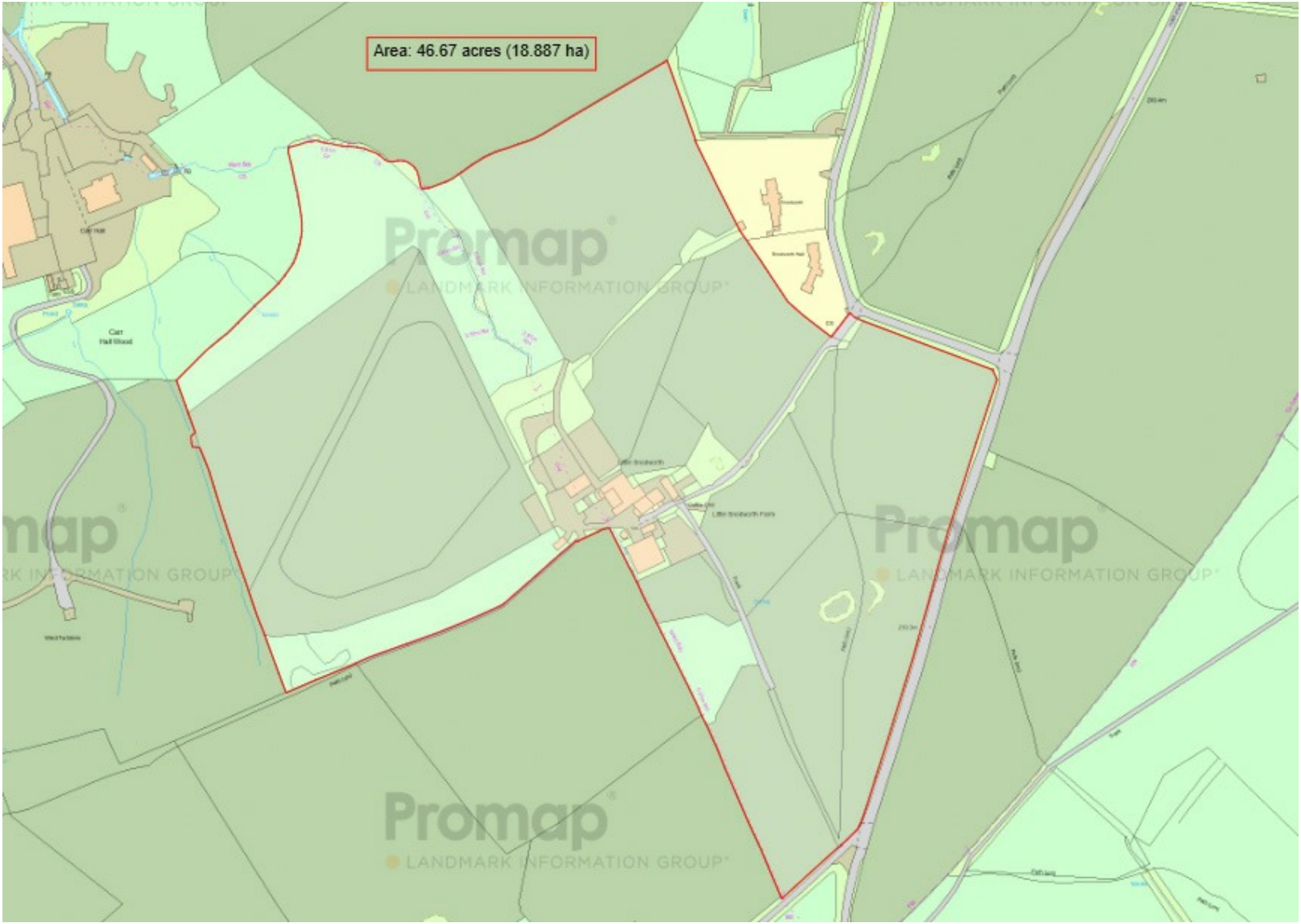


athertons
property & land tel. 01254 828810

www.athertons-uk.com

Little Snodworth Farm, Snodworth Road, Langho, BB6
£1,600,000


Area: 46.67 acres (18.887 ha)
Promap
LANDMARK INFORMATION GROUP

Little Snodworth Farm is a well equipped, multi-faceted equestrian facility with stabling facilities for up to 32 horses, an outdoor floodlit arena and a lovely, well-appointed farmhouse, all set within around 47 acres of glorious pasture and woodland, with spectacular views over the Ribble Valley.

Approached down a private concrete driveway, it is located in open countryside but only a five-minute drive to the village of Whalley, with easy access to the M65. Manchester city centre is less than an hour's drive away.

Briefly, this lovely smallholding comprises:

- Cosy farmhouse comprising 3 bedrooms, bathroom, 3 reception rooms and a contemporary finish throughout, currently extending to approximately 1,300 sq ft

- Potential to extend into an attached stone-built barn.

- There are two traditional barns with expired planning consent for conversion for holiday accommodation.

- A wide range of modern buildings used as stables, storage and workshops.

- Established caravan storage area for 14 caravans, with potential to expand.

- CAMC Certified caravan site with 5 pitches, each with power supply and water.

- 47 acres of gently sloping land, including recently planted woodland area of around 1.5 hectares and a mature wood of similar size. The rest of the land is split into well-fenced paddocks and grazing areas.

There are a couple of footpaths that bypass the farmhouse and buildings, but no other easements, underground utilities or telecom apparatus that we are aware of.

Boundary fences are all in good condition. The internal paddocks are separated mainly with electric fencing.

The grassland is generally in good heart and well-maintained, with a water supply to most fields.

There is potential to continue and expand the livery yard, as well as extend and develop the leisure facilities on the farm to create a highly profitable business.

Alternatively, there is potential to create a large home and facilities that would contribute to an amazing small country estate in an exclusive but accessible location.

All the land is registered with the Rural Payments Agency with its own SBI number and a Sustainable Farming Incentive Agreement (expiry date 30.11.26). There is also a Management Agreement with The Woodland Trust for the new plantation.

Services
Water: Borehole
LPG heating
Mains electricity on a single phase with generator backup
Septic tank for drainage

Tenure
We understand from the owners to be Freehold.

Viewings
Strictly by appointment only.

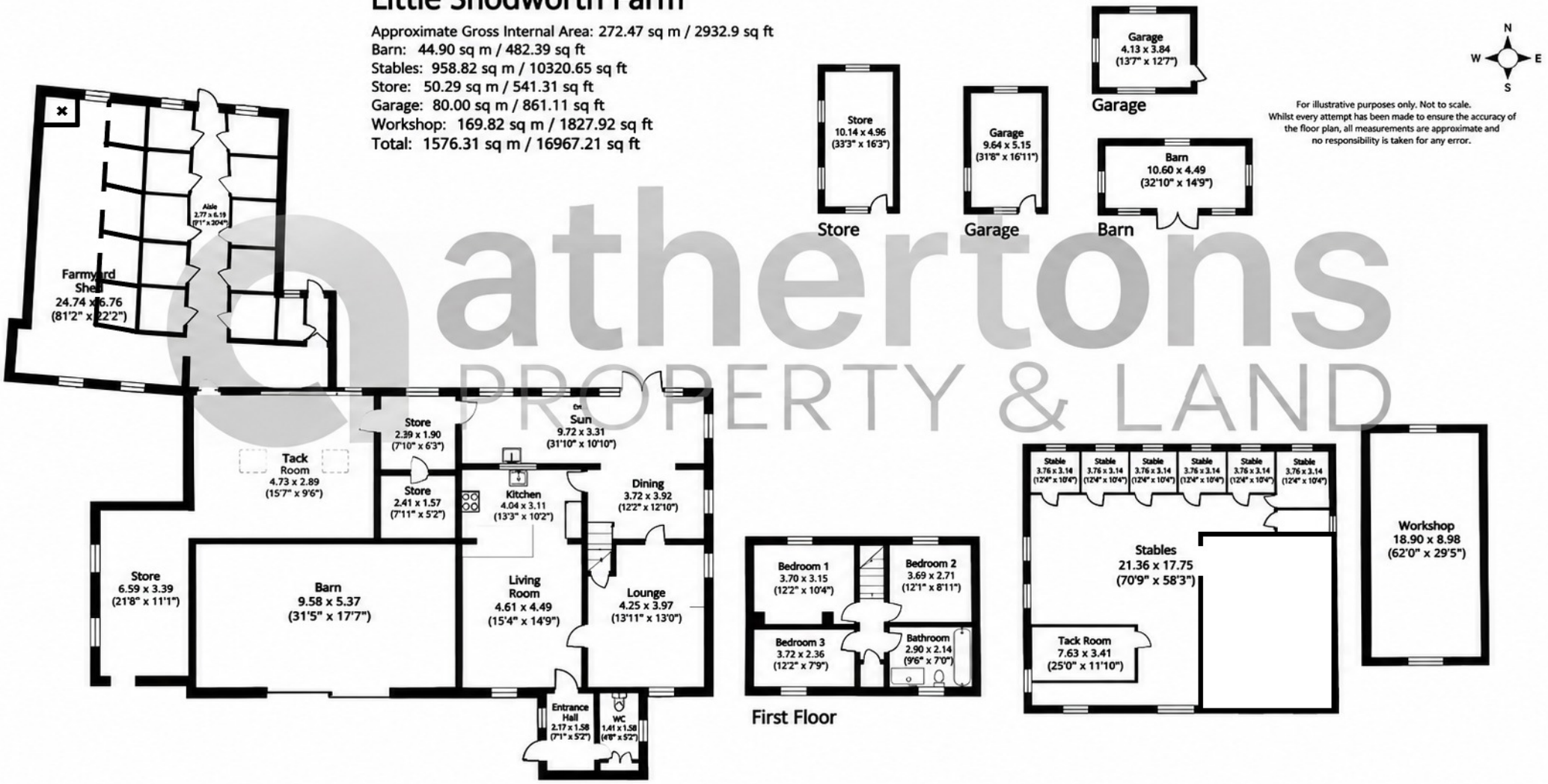
Office Hours
53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 12.30pm

Athertons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Athertons nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Little Snodworth Farm

Approximate Gross Internal Area: 272.47 sq m / 2932.9 sq ft
Barn: 44.90 sq m / 482.39 sq ft
Stables: 958.82 sq m / 10320.65 sq ft
Store: 50.29 sq m / 541.31 sq ft
Garage: 80.00 sq m / 861.11 sq ft
Workshop: 169.82 sq m / 1827.92 sq ft
Total: 1576.31 sq m / 16967.21 sq ft



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Little Snodworth Farm

Legend

1. **The House at Little Snodworth Farm**
   Farmhouse
2. **Farm Plus Building - with 3 Stables & all weather turnout area**
   Part open frontage, previously had planning consent for holiday lets & all weather paddock and sand lunge
3. **Monarch Stable Building**
   Steel portal frame building currently houses 7 Monarch boxes, 2 of which are foaling boxes, all with automatic watering system. Sand lunge pen. There is potential to extend this barn to fit more stables or for use as indoor school.
4. **Bradmore Stable Building**
   Steel portal frame building providing an open spaced, formerly utilised as a Silage Clamp. Other facilities include:
   - 16 Bradmore loose boxes with automatic water system
   - 2 tack rooms
   - W.C.
   - Storage areas
5. **Arena**
   Approximately 40m x 20m with silica sand fibre and rubber surface, floodlit
6. **Midden**
   Manure storage area
7. **Nissen Hut**
   Nissen Hut style storage building
8. **Machinery & Hay Store**
   Modern building with concrete floor and electric roller shutters, providing a machinery store.
9. **Turnout Paddock**
   Grass paddock for turnout. Currently used as five pitch CL site with power & water.
10. **Hardstanding**
    Large hardstanding area for parking, storage and manoeuvring
11. **Stone barn**
    2x stables


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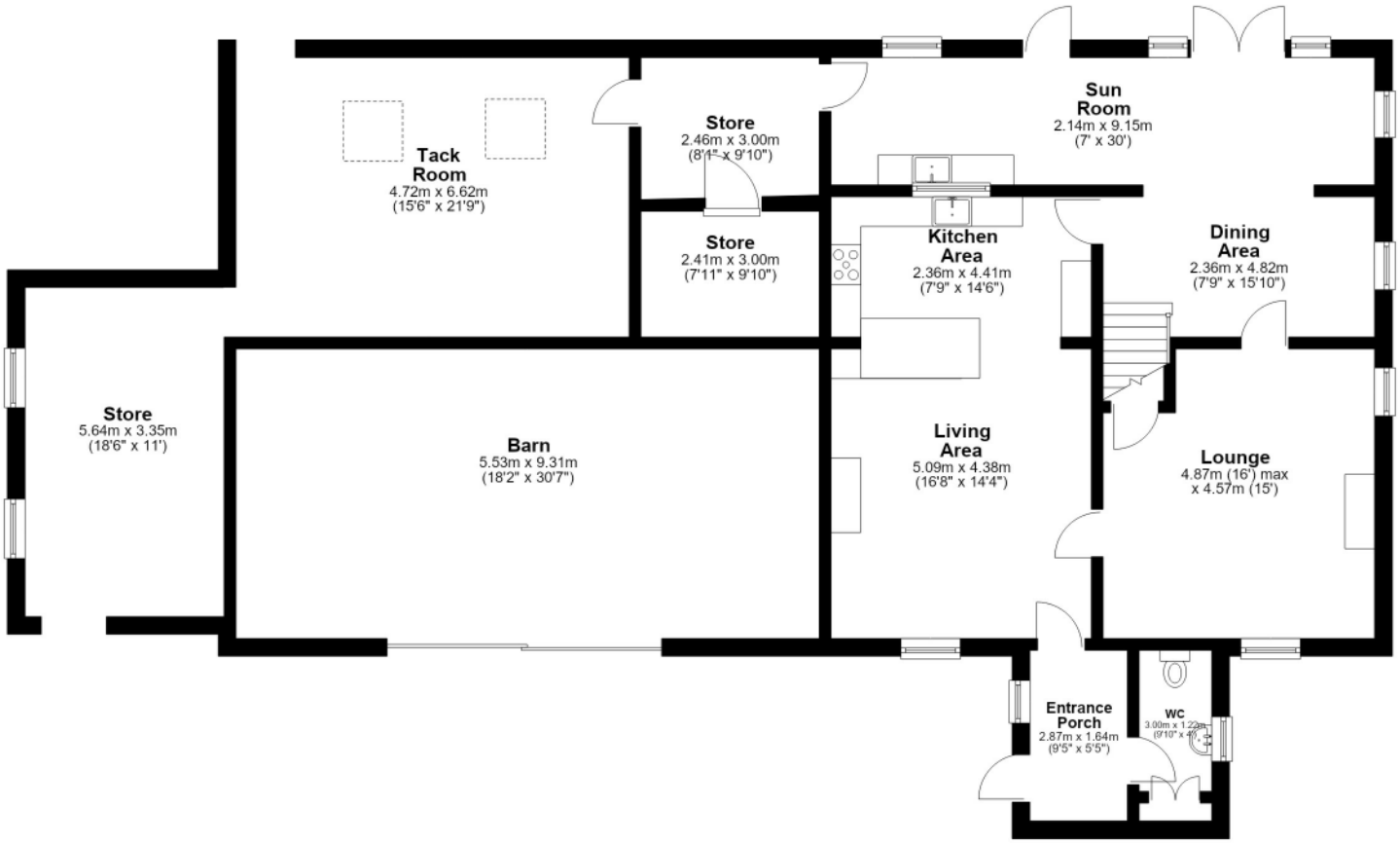
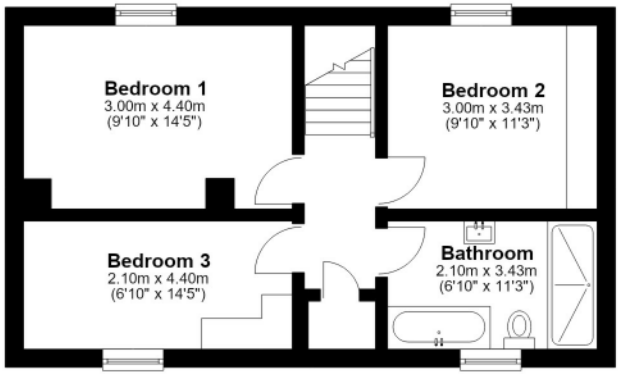
Ground Floor

Approx. 222.7 sq. metres (2397.2 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 272.5 sq. metres (2932.9 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.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General Remarks and Stipulations

Local and Service Authorities
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Tel: 01200 425111
Lancashire County Council, PO Box 78, County Hall, Fishergate, Preston PR1 8XJ
Tel: 0800 0530000

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 of contract and all Statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. Any intending Purchaser should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Athertons Ltd nor any person in their employment has any authority to make or give 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-statements shall not annul the sale nor entitle either part to compensation or in any circumstances give ground for any action at Law.

Walls Hedges and Fences
The Purchaser of the property 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 s not in reasonable repair, then the Purchase 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 land is Freehold and Vacant Possession will be given on completion

Town Planning and Local Land Charges
So far as the Vendor is aware the present use of the land 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
The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

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 of any matter whatsoever arising therefrom or thereout that matter in dispute should be referred to the arbitration of John Atherton of Athertons Ltd whose decision shall be final and binding on the parties in dispute.

Order of Sale
The Vendor reserves the right to sell the land as a whole 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 land will be offered in individual lots as catalogued.

Stewardship
The land is not in stewardship.

Sporting Rights
The sporting rights are owned by the property.

About Us

Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible.

Selling any residential property, whether it is your home or an investment, is a significant and potentially stressful experience. At Athertons, our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

RICS the mark of property professionalism worldwide

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What began as a business founded on John's background as a Chartered Surveyor has grown into an established and highly experienced team, working across the Ribble Valley, East Lancashire and the wider North West. With over 200 years of combined property experience within our team, we bring together a depth of knowledge that spans residential property, rural estates, agricultural land, development opportunities and investment property.

Although the business has grown considerably since its beginnings, our approach remains much the same: to offer honest advice, take the time to understand our clients' individual requirements and deliver a service built around the people behind each property.

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