

Little Snodworth Farm, Snodworth Road, Langho BB6

Ribble Valley

£1,600,000


This Kitchen Is For
Dancing!
athertons
PROPERTY & LAND



Little Snodworth Farm

Snodworth Road, Langho BB6 8DS

Little Snodworth Farm is a well-equipped, multi-faceted equestrian facility with stabling facilities for up to 40 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.

- Impressive 47-acre equestrian and lifestyle propert
- Charming three-bedroom farmhouse
- Extensive equestrian facilities
- Outdoor floodlit riding arena
- Two traditional barns with previously granted planning consent for holiday accommodation
- Established caravan storage area accommodating 14 caravans, with potential for expansion
- Extensive range of agricultural and equestrian buildings
- Excellent potential for equestrian, leisure and commercial diversification
- Rare opportunity to create a substantial private country estate


athertons
PROPERTY & LAND


athertons
PROPERTY & LAND

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



athertons
PROPERTY & LAND


athertons
PROPERTY & LAND



Briefly, this lovely smallholding comprises:

- Cosy farmhouse comprising 3 bedrooms, bathroom, 3 receptions rooms and a contemporary finish throughout, currently extending to approximately 1,300 sq ft [figure to confirm].
- Potential to extend into an attached stone-built barn.
- There are two traditional barns with expired planning consent for conversion to 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.
- Licensed caravan site for six vans, each with power supply and water.
- 47 acres of gently sloping land, including a recently planted woodland area of around [...] acres and a mature wood of around [...] acres. The rest of the land is split into well-fenced paddocks and grazing areas.


athertons
PROPERTY & LAND


athertons
PROPERTY & LAND

Woodland adjacent to the existing area of mature mixed woodland. There are a couple of well-diverted 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.

Potential

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.




athertons
PROPERTY & LAND


athertons
PROPERTY & LAND



The Farmhouse

Details of internal accommodation.

Services:

Services: The property has the benefit of services including borehole water, LPG for powering heating, a septic tank style foul water drainage system and mains electricity on a single phase with generator backup.

- Dimensions to be added.

The Buildings & Facilities

Plan with numbered buildings (dimensions etc./current use).

1. Main barn
2. Etc.

The Land

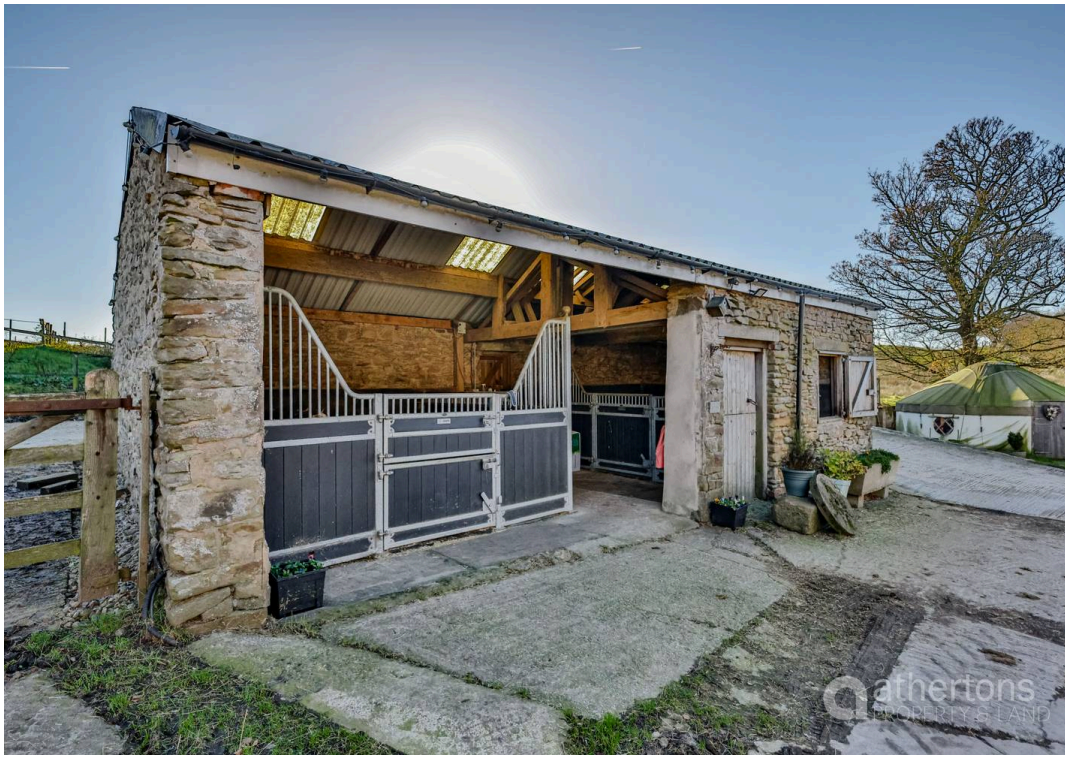
Not registered with the Rural Payments Agency and no Stewardship Agreements in place, apart from a Management Agreement with the Woodland Trust, who have planted around [...] acres of mixed woodland.










athertons
PROPERTY & LAND


athertons
PROPERTY & LAND


athertons
PROPERTY & LAND


athertons
PROPERTY & LAND

A wealth of experience.
A personal approach.
A genuine understanding of property.

Established in 1994 by John Atherton, Athertons is an independent, family-run property & land business built on professional expertise, local knowledge and a straightforward, personal approach to property.

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.

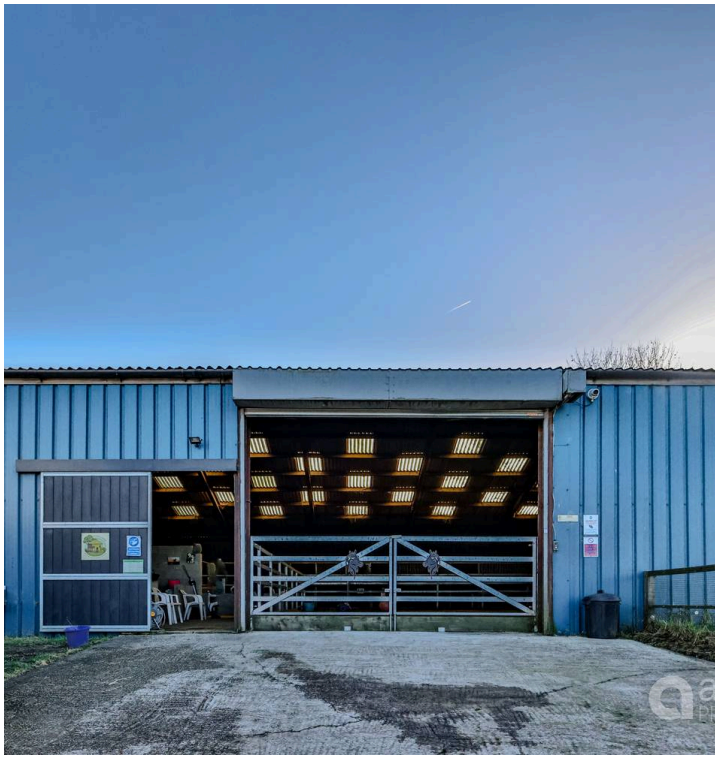
We believe that good estate agency is about people just as much as it is about property. Buying or selling a home, land or an investment is rarely just another transaction, and we understand the importance of having a knowledgeable and approachable team alongside you throughout the process.

We pride ourselves on being straightforward, accessible and attentive, taking the time to listen, communicate clearly and keep our clients informed. From the initial conversation and valuation through to negotiations and completion, we aim to make the experience as positive and straightforward as possible.

As an independent, family-run business, we value the relationships we build and the trust our clients place in us. Much of our business comes through recommendations and repeat clients, something we regard as a reflection of the service and standards we work hard to maintain.




athertons
PROPERTY & LAND









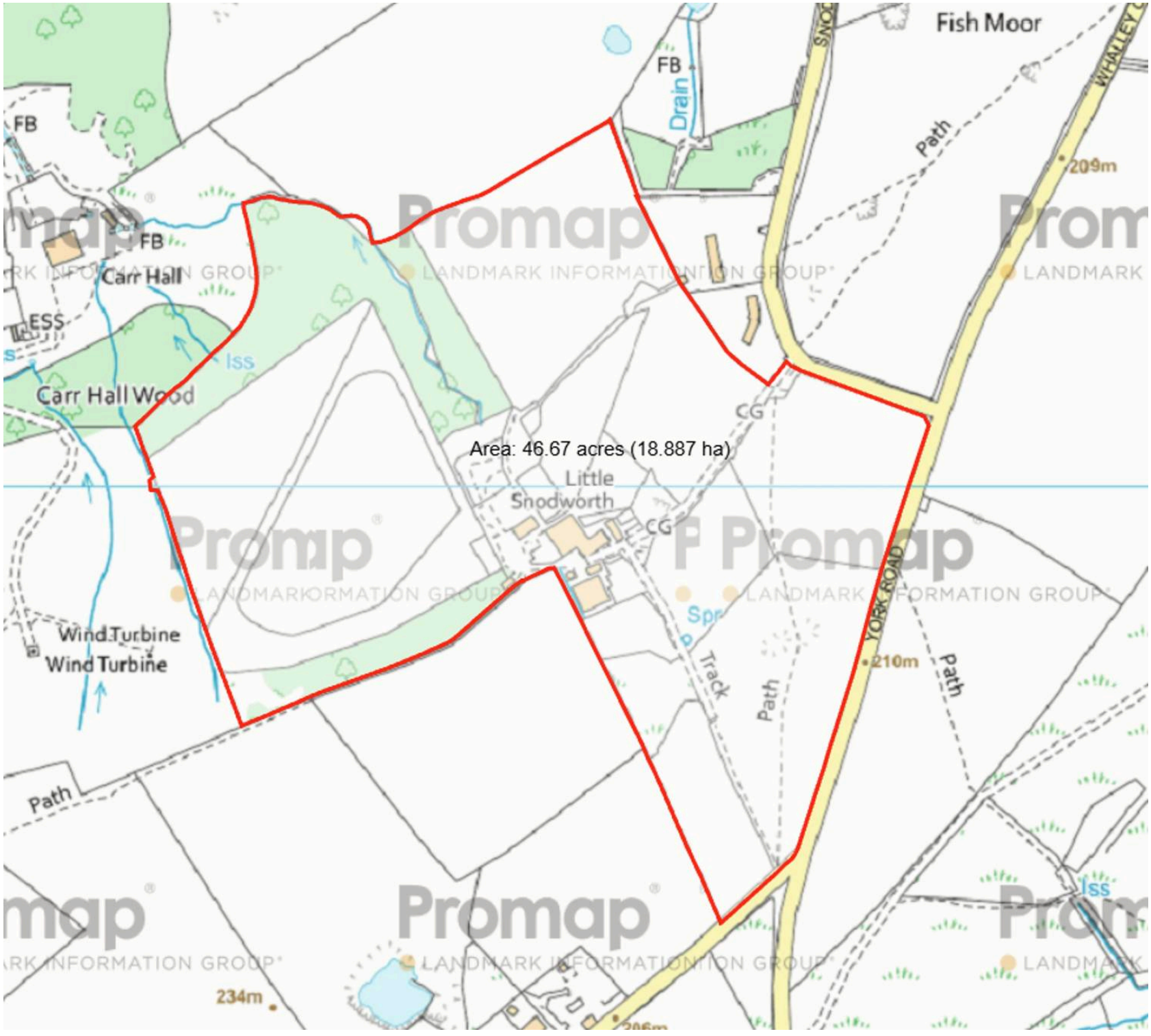
What we do

At Athertons, we specialise in the sale and purchase of residential property and land, with expertise extending across a broad range of property types and sectors.

From family homes and individual country houses to farms, rural estates, agricultural land, building plots and development opportunities, we understand that no two properties or transactions are quite the same. Our experience allows us to approach each instruction with the appropriate knowledge, attention and strategy.

Our services include residential property sales, land and rural property sales, property valuations, specialist rural and agricultural valuations, commercial property valuations and development sales. We also offer a discreet marketing service for clients who prefer a more private approach, introducing properties to a carefully selected network of prospective purchasers. Alongside our traditional agency work, we work with developers and housing associations on new-build developments, combining our local market knowledge with considered sales and marketing strategies to connect properties with the right buyers.

Whether dealing with a first-time buyer, an established homeowner, a landowner or a property developer, we take pride in providing clear advice and a service tailored to the individual circumstances of each client.


Fish Moor
FB
Drain
FB
Path
209m
FB
Carr Hall
ESS
Iss
Carr Hall Wood
CG
Area: 46.67 acres (18.887 ha)
Little
Snodworth
CG
Wind Turbine
Wind Turbine
YORK ROAD
210m
Path
Track
Path
Path
Iss
234m


athertons


athertons
PROPERTY & LAND


athertons
PROPERTY & LAND


athertons
PROPERTY & LAND



Three Decades of Community Leadership

Since 1994, Athertons has been more than an estate agent — we've played an important role in the community. Founded by John Atherton, a chartered surveyor and MRICS member, the company was built on the principle that local expertise and community involvement go hand in hand.

Over three decades, we've sponsored Whalley Cricket Club, which hosted the historic first Roses match between Lancashire and Yorkshire in 1867. We became lead sponsor of Whalley Golf Club, supported Dog Inn FC through multiple sponsorship periods - with John as a founder member in 2001 - and backed Blackburn Rugby Club on Ramsgreave Drive. We've been proud sponsors of Whalley Pickwick for over 25 years since its inception, supported the Hodder Valley Show for 25 years (which regularly attracts up to 3,000 visitors), and helped administer the Whalley Chamber of Trade.

John also serves as a Director of the Royal Lancashire Show and is the longstanding Chairman of Whalley Chamber of Trade, reflecting our deep commitment to the area's prosperity.

This isn't charity - it's investment in the places where our clients live and work. Strong communities attract strong property markets. And strong property markets are built on trust, expertise, and genuine local roots.

Strong Local Roots

For 30 years, Athertons has been part of Whalley's fabric. Sponsoring local clubs and events isn't charity - it's investment in the communities where our clients live and work.

Economic Strength

Strong communities attract strong property markets. When we support Whalley's sports clubs, cultural events, and business networks, we're strengthening the entire local economy.



Little Snodworth Farm

Legend

1. **The House at Little Snodworth Farm**
   Farmhouse.

2. **Traditional Stone Barns**
   Part open frontage, previously had planning consent for Holiday Lets to be created.

3. **Monarch Stable Building**
   Steel portal frame building currently houses 11 Monarch boxes, 2 of which are foaling boxes, all with automatic watering system. There is potential to extend this barn to fit 21.

4. **Bradmore Stable Building**
   Steel portal frame building providing an open spaced area, formerly utilised as a Silage Clamp. Other facilities include:
   - 10 Bradmore loose boxes with automatic water system
   - Tack Room
   - W.C.
   - Kitchen
   - Storage areas

   With potential to add an indoor arena, subject to necessary planning consent.

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 Store**
   Modern building with concrete floor and electric roller shutter doors, providing a machinery store.

9. **Turnout Paddock**
   Grass paddock for turnout.

10. **Hardstanding**
    Large hardstanding area for parking, storage and manoeuvring.



Athertons Property & Land

53 King Street, Whalley, Lancashire BB7 9SP

01254 828810 • whalley@athertons-uk.com • www.athertons-uk.com/

athertons property & land