

**TREVOR
DAWSON**

G H A

Gary Hoerty Associates



MARTIN CROFT FARM, MARTIN CROFT ROAD, HASLINGDEN, BB4 5BS



Martin Croft Farm, Martin Croft Road, Haslingden, BB4 5BS

Offers in the region of £1,400,000

- ◆ Sought after edge of settlement location
- ◆ A stone built two storey four bedroom dwelling
- ◆ A derelict stone built cottage
- ◆ A large traditional stone built building and a range of outbuildings
- ◆ An area of land included in an employment land allocation extending to 14.58 acres
- ◆ Immediate development potential through the conversion of some of the modern and traditional buildings (STPP)
- ◆ Land area in total extending to approximately 26.91 acres or thereabouts
- ◆ For sale by private treaty as a whole

An exciting opportunity to purchase a farm which is conveniently situated in close proximity Haslingden and commutable to Manchester, with a number of development opportunities.

LOCATION

Martin Croft Farm sits in a semi rural location to the northwest of the town of Haslingden about 1.5 miles from Haslingden town centre, it is 3.5 miles to Accrington town centre, 7.3 miles to Ramsbottom town centre and 13.3 miles to Bury town centre. There is easy access to the M66 and the M62 and to the wider motorway network. There are a wide range of services and amenities within close proximity to the property.

DESCRIPTION

Martin Croft Farm comprises a two storey stone built dwelling, an adjoining two storey height stone built farm building, a number of small single storey traditional buildings, a derelict stone built farm cottage and a number of dilapidated modern farm buildings and approximately 26.91acres of grassland. The farmstead and access road occupy an area extending to approximately 0.94acres or thereabouts.

Farmhouse:

The farmhouse provides accommodation over two floors.

The ground floor comprises a dining kitchen, lounge and living room.

The first floor comprises four bedrooms and a bathroom.

The attic is part boarded.

The gross internal floor area of the farmhouse is 214m² (2,300ft²).

The farmhouse has been well maintained but is in need of modernisation.

The Buildings:

There is range of both modern and traditional farm buildings at Martin Croft Farm with the exception of the large stone barn the buildings are in a dilapidated condition.

The Land:

Excluding the yard area and access lane, which extend to approximately 0.94acres, the land, which is all down to grass, extends to approximately 26.91acres or thereabouts. A schedule of the areas of the various land parcels is included below.

Field parcel areas at Fernises Farm			
Parcel number	Land use	Area Ha	Area Acres
1	Grassland	2.964	7.32
2	Grassland	1.726	4.26
3	Grassland	0.235	0.58
4	Grassland	3.041	7.51
5	Grassland	1.457	3.6
6	Grassland	1.468	3.63
		10.891	26.91
	Farmstead & access	0.38	0.94

SERVICES

The property has the benefit of mains electric and water. Heating is provided by an oil fired boiler. Foul drainage is by means of a private septic tank which is assumed not to be compliant with the latest building regulations and the buyer must make their offer accordingly.

TENURE

Freehold with Vacant Possession on completion.

PLANNING

Part of the land at Martin Croft Farm, together with part of the neighbouring farm to the south have been allocated for employment use in the adopted local plan, Rossendale Local Plan 2019 to 2036. Policy NE3: Carrs Industrial Estate North Extension, Haslingden sets out how the Council envisage the allocation to be developed. The policy states that the net developable area will comprise no more than 4.26Ha and access is to be via Commerce Street. The area of land that is included in the allocation is shown edged blue on the attached plan.

There is an area of land that has been included in the settlement boundary, but which is not part of the employment land allocation and we consider that there is the potential, subject to planning, for some form of residential development on this land. This area of land is shown edged green on the attached plan.

The rest of the property is situated in an area which does not appear to have a specific designation on the local plan map but will be treated as open countryside and within this area the adopted policies are generally supportive of tourism, recreation, diversification and the conversion of traditional buildings. The large two storey height barn which adjoins the farmhouse is suitable for residential conversion.

Nationally the Government in recent years created a new category of permitted development known as Class Q which allows the conversion of modern farm buildings into dwellings subject to qualifying criteria, and we consider that there could be scope under these provisions to convert one of the modern farm buildings at Martin Croft Farm into a dwelling.

OVERAGE

The Vendors intend to impose an overage/clawback on the land that has potential for residential development shown edged green on the attached plan which will be set at 30% of the increase in value above the amount paid for the land for a 30 year period.



COUNCIL TAX

The dwelling is in Band E.

VIEWING

Strictly through the selling agents Gary Hoerty Associates, 01200 449700 or Trevor Dawsons, 01254 681133 and by appointment only.

PLANS AND AREAS

The plans in these particulars are a copy of the Ordnance Survey data from Promap. All plans are for identification purposes only and areas are approximate and subject to verification in the title documents.

METHOD OF SALE

The property is offered for sale by private treaty.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There are two footpaths on the property and there is an overhead electricity line which crosses the property.

LOCAL AUTHORITY

Rossendale Borough Council, Futures Park, Bacup, OL13 0BB.

FLOODING

According to the Environment Agency website, the property sits in flood zone 1.

MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they submit an offer on the property it is required that they provide documents in relation to money laundering regulations. These must be in the form of confirmation of the purchasers ability to fund the purchase, photographic identification (i.e. driving licence or passport) and a utility bill showing the potential purchaser's address, these can be provided in the following ways:

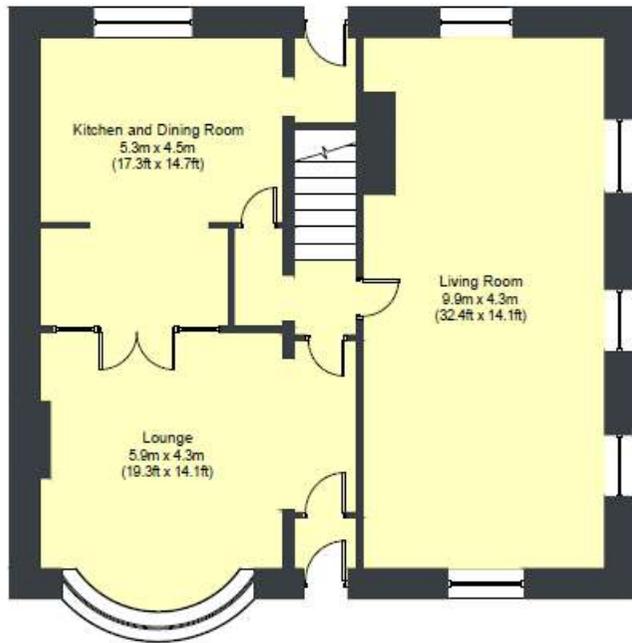
- Bring original documents to copy into Gary Hoerty Associates Ltd office.
- Post original documents to copy by Gary Hoerty Associates Ltd
- Post a certified copy via your solicitor.



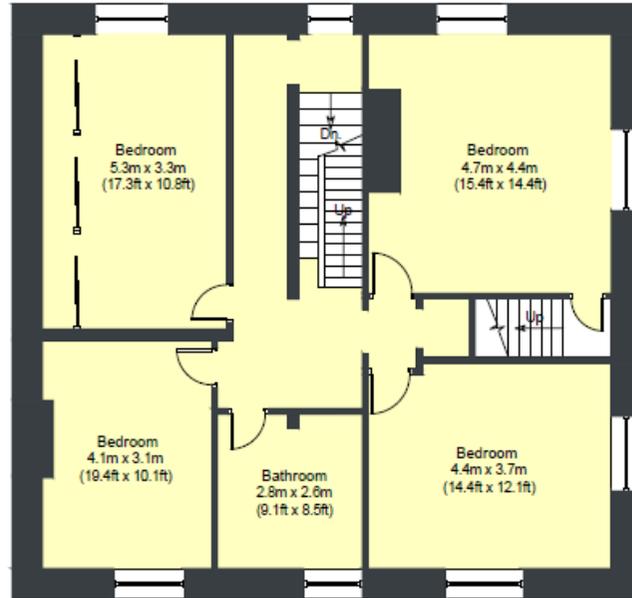




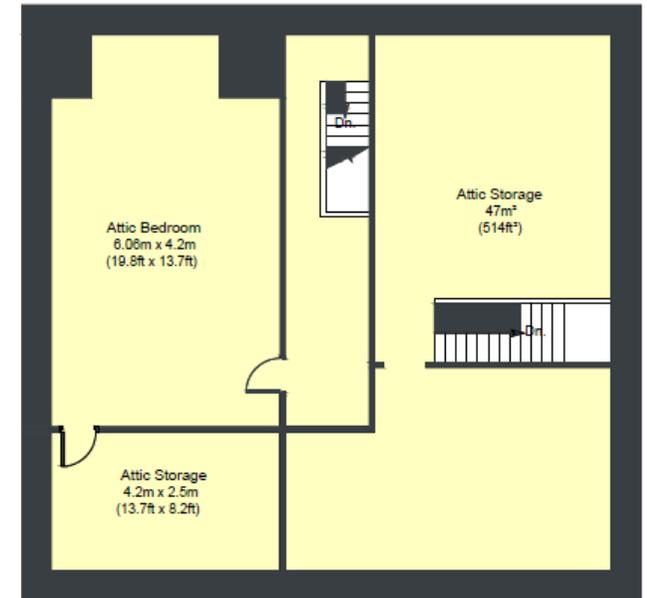




Ground Floor Plan



1st Floor Plan



2nd Floor Plan

This floor plan is for illustrative purposes only, it is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floor plans, all measurements/ floor areas (including any total floor area) are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; b. Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract; c. No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract; d. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH
Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk

