

**FOR SALE  
BY PUBLIC AUCTION  
(unless previously sold)**



**BENTLEY FARM, LAUND LANE  
WITHNELL, CHORLEY, PR6 8BD**

- Extremely attractive south facing traditional sandstone cottage with later extensions, attached outbuildings, set in a plot of 8.09 acres (3.2 hectares) or thereabouts.
- A stunning property and an exciting development opportunity in a much sought after rural location close to the villages of Hoghton and Brindle.
- Possibly one of the best locations in the area with fantastic unrivalled open views. Must be viewed to be fully appreciated.
- Located just 1 mile from Junction 3 of the M65 yet in a private, secluded and rural location.
- Land includes level enclosures suitable for a range of purposes with amenity woodland and feature brook with unique waterfalls.

**GUIDE PRICE £600,000**

**AUCTION DATE: Tuesday, 2<sup>nd</sup> September 2008 at 7.30 pm**  
**VENUE: The Boars Head, Blackburn Old Road, Hoghton**

**Directions:** From the M65 exit at Junction 3. Proceed along the A674 signposted Wheelton, proceed for approximately 0.75 miles, and turn right onto private driveway, which will be identified by the agent's 'For Sale' board. Proceed along the private road for approximately 500 metres and the subject property will be found on the left-hand side. For further information please see the location plan affixed to the rear of these Particulars.

**Description:** The property known as Bentley Farm comprises of an extremely attractive sandstone cottage with a later extensions, adjoining barn of similar construction with further traditional outbuildings, set down a country lane from the A674 in an extremely private, rural location yet within just 1 mile of the M65 Motorway network which is ideal for commuting to Manchester, Bolton, Preston, Blackburn, Chorley and further a field.

**Manchester:** approx 31miles - 34 minutes

**Bolton:** approx 20 miles - 25 minutes

**Preston:** approx 10 miles - 15 minutes

**Blackburn:** approx 10 miles - 13 minutes

**Chorley:** approx 5.5 miles - 10 minutes

To add to the desirability of the property, Bentley Farm is sat within **8.09 acres** of a mixture of extremely productive grassland, some amenity areas and an attractive stream and waterfalls, which pass through.



For further photographs please visit the vendor's website: [www.bentley-farm.co.uk](http://www.bentley-farm.co.uk).

The farmhouse does require modernisation but offers potential purchasers the increasingly rare opportunity of acquiring a property in a very sought after location offering opportunity to extend (subject to gaining the necessary planning consents), modernise and ultimately create one of the most desirable properties in the locality. This property is surrounded by beautiful countryside with a backdrop of Houghton Tower and the Forest of Bowland Fells.

The property offers a tremendous amount of privacy being set back off the main road, accessed by a private road with only one other user.

Currently the property comprises 2 bedrooms and 2 reception rooms but could, subject to gaining the necessary Planning Consent, be extended to create a sizeable family home.

Viewing is strongly advised to fully appreciate not only the privacy but also the location of the property and the potential that the property affords.



In further detail, the property comprises:

From the front driveway leading to front semi-glazed door into

**Kitchen:** **5.41m x 4.31m**  
Fully tiled floor, window to front and rear elevation, range of newly fitted wall and floor mounted pine units, tile splash back, franke stainless steel sink and drainer, cooker point.

**Rear Utility:** **2.68m x 3.62m)**  
Window to rear elevation with rear access door. Plumbing for washing machine, stainless steel sink and drainer.

**Living Room:** **4.15m x 3.61m**  
Exposed feature beams, window to front elevation, a further semi-glazed door to front elevation, stone fireplace with timber mantle, under stairs cupboard.

**Reception Room:** **3.86m x 3.43m**  
Window to front elevation.

**Bathroom:** **1.96m x 2.84m**  
Part tiled walls, bathroom suite comprising bath, WC and wash hand basin with shower over, window to side elevation.

### First Floor

**Bedroom 1:** **5.04m x 3.66m**  
Built-in fitted cupboards, full length south facing feature window to front elevation.

**Bedroom 2:** **5.09m x 4.33m**  
Full length south facing feature windows to front elevation and window to rear elevation with views to Hoghton Tower and beyond.

### Outside

From the private roadway the drive sweeps to the front and rear of the farmhouse to areas of hard standing which provide ample parking space. The feature lined watercourse to the front of the property and landscaped gardens add to the setting. The rear yard is semi-enclosed by a stone wall which has the potential to provide for a patio area to the rear including a stone flagged area.



**Buildings:**

**Main Barn:**

**5.35m x 7.82m**

Attached traditional sandstone, 2-storey barn with character beams providing former feed store and shippon. An attached

**Red Brick Building:**

**7.08m x 5.56m**

Part pre-cast stone exterior adjoining barn with pitched fibre cement roof, feature opening to the front.

To the rear can be found an

**Store:**

**6.69m x 5.04m**

Brick pitched fibre cement roof (former livestock building).

Which in turn leads to .....

**Stone Barn:**

**9.63m x 9.93m**

Large single storey sandstone barn with pitched slate roof, feature timber beams, and 6 sizeable window and a large feature opening to the North End along with a side door.

To the rear of the house can be found a further

**Outbuilding:**

**5.05m x 4.06m**

Brick built outbuilding with pitched fibre cement roof.

## Land

The land at Bentley Farm comprises of two field enclosures of level pasture, all set in a ring fence offering a great scope for equestrian or hobby farming activities and with the added advantage of all being accessed directly from Bentley Farm itself.



The land also has particular attractive features that include mature woodland and a natural stream and natural waterfall, which again adds to the charm and desirability of this unique property.



- Boundaries:** A boundary fence is to be erected by the vendors, show between points marked A to B on the plan, it will be the responsibility of the purchaser to keep this maintained to a stock proof standard.
- Additional Land:** There is also the potential to rent additional adjoining land from the vendors by separate negotiation.
- Tenure:** The property will sold freehold with the benefit of vacant possession.
- Planning:** The property falls within the jurisdiction of
- Chorley Borough Council  
Civic Offices  
Union Street  
Chorley  
Lancashire  
PR7 1AL  
[www.chorley.gov.uk](http://www.chorley.gov.uk)
- Tel: 01257 515151  
Fax: 01257 515150

**Rights of Way,  
Easements &  
Wayleaves:**

The property is sold subject to and with the benefit of all rights of way including rights of way where the public or private light support or draingage, telephone and electricity supplies and other rights and obligations. Easements, quasi agreements, and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas and other pipelines whether referred to in these details and stipulations and particulars or not and to the provisions of any planning scheme or County Local Authority without obligation on the part of the vendor or their agents as specified.

Right of access at all times along the private track with a 50% maintenance responsibility. We are aware that there is a public footpath, which crosses the southwest corner of the land.

**Services:**

Mains water and electricity are available and connected. Drainage is by septic tank.

**Please note;** Armistead Barnett have not tested any of the above services and potential purchasers should satisfy themselves as to their working condition prior to exchange of contracts.

**Guide Price:**

**£600,000**

**Method of Sale:**

The property will be offered for sale by Public Auction at The Boars Head, Blackburn Old Road, Hoghton on Tuesday the 2<sup>nd</sup> of September 2008 at 7.30 pm.

Those persons wishing to bid at auction should have carried out all checks, valuations, enquiries, surveys and procedures that are required prior to the sale. The successful purchaser on the evening of the sale will be required to sign the contracts of sale which are legally binding on both parties and at the same time a 10% deposit becomes payable. Completion of the property will occur 28 days thereafter.

The sale contracts and search documentation will be available for inspection at the Solicitors offices and the Auctioneer's office for a period of 14 days prior to the auction itself.

**Home Information Pack:**

There is no requirement for a Home Information Pack as this property is in need of full refurbishment and modernisation.

**Vendors Solicitors:** Messrs Haworth & Nuttall  
Solicitors  
7 Lord Street West  
BLACKBURN  
BB2 1LA  
Tel: 01254 54386  
Fax: 01254 680382  
F.A.O Mrs Hillary Slaven

**Auctioneers:** Armitstead Barnett  
Market Place  
Garstang  
Preston  
PR3 1ZA  
[www.abarnett.co.uk](http://www.abarnett.co.uk)  
Tel No: 01995 603180  
Fax No:01995 603175  
[mail@abarnett.co.uk](mailto:mail@abarnett.co.uk)

For the Attention of Mr Richard Furnival BSc (Hons)  
MRICS FAAV

**Viewings:** Strictly through the sole selling agents on the dates and  
times specified below:

Wednesday, 6<sup>th</sup> August 2008, 16:00-18:00  
Wednesday, 13<sup>th</sup> August 2008, 16:00-18:00  
Saturday, 16<sup>th</sup> August 2008, 10:00-12:00  
Wednesday, 20<sup>th</sup> August 2008, 16:00-18:00

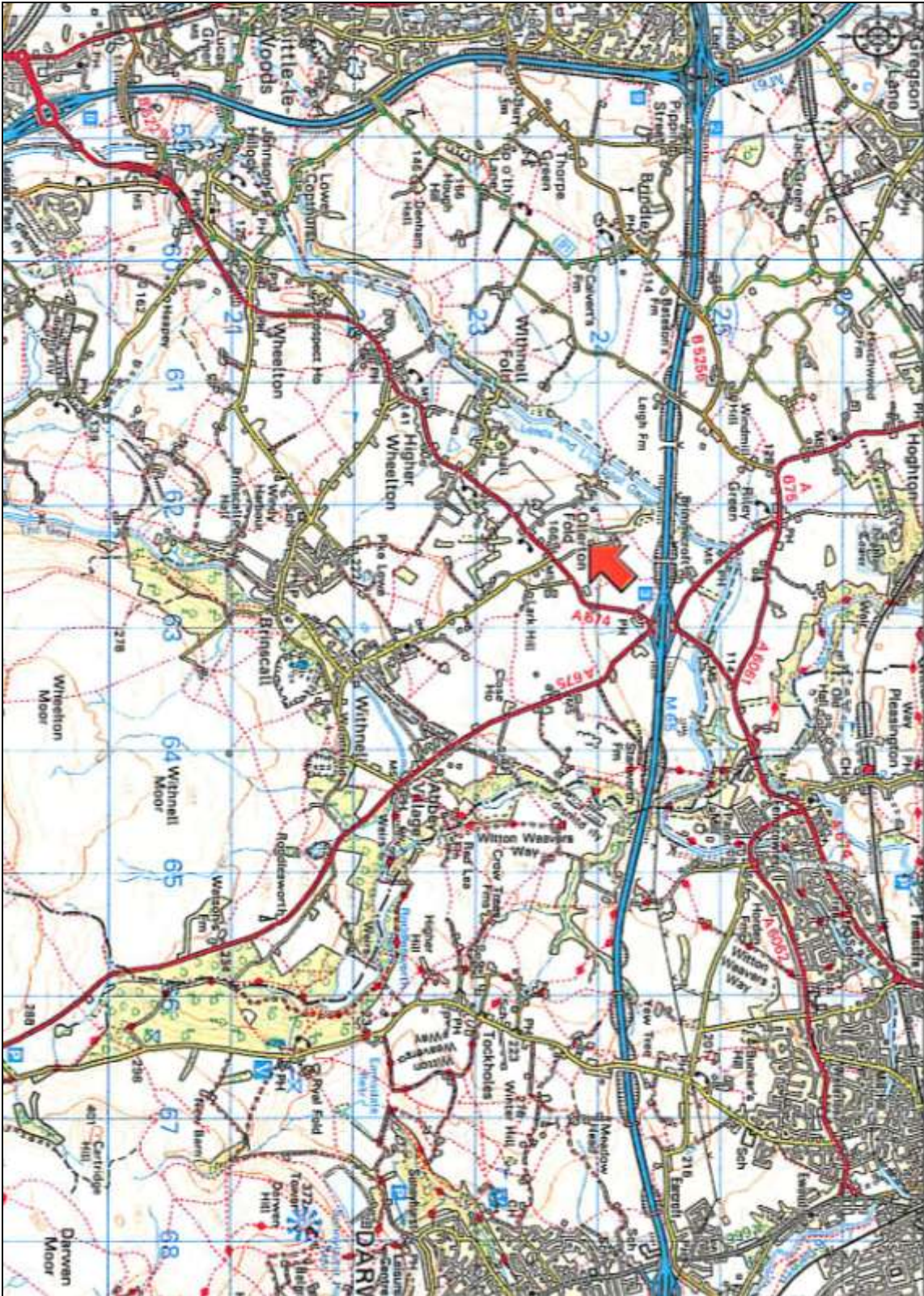
SUBJECT TO CONTRACT  
Details prepared 17<sup>th</sup> July 2008  
RDF/apm

**Misrepresentation Act 1967 and Property Misdescription Act 1991**

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are give notice that;

- a. All descriptions, plans, dimensions, references to conditions 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. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
- b. Any electrical or other appliances at the property have not been tested nor has 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 Armitstead Barnett has any authority to make any representations or warranty whatsoever in relation to this property.
- d. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees and do not constitute an offer or Contracts nor any part thereof.
- e. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.
- f. All correspondence (whether marked or not) and all discussions with Armitstead Barnett and or their employees regarding the property referred to in these particulars are subject to contract.

# LOCATION PLAN



Bentley Farm, Withnell, Chorley PR6 8BD

# SITE PLAN

Bentley Farm, Withnell, Chorley, PR6 8BD

