



Farrow & Farrow

ESTATE & LETTING AGENTS



- Land & Buildings at Cobb Clough Farm, Bacup
- Semi-Det'd Stone Barn, Stable Block, Outbuildings
- Understood To Be Approximately 8 Acres In All
- Agricultural Setting Amongst Rural Surroundings
- Potential To Develop Stone Barn & Add Value STP
- Convenient Location Within 10 Mins Of Bacup Centre
- Contact Our Rawtenstall Office To View
- Viewings By Appointment Only
- What3words - signs.interests.spades

Cobb Clough Barn & Land, Todmorden Road, Bacup, OL13 9UZ

£325,000

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*** NEW *** - SEMI-DETACHED STONE BARN, SEPARATE LARGE STABLE BLOCK, OUTBUILDINGS & APPROX. 8 ACRES OF LAND - Yard / Garden Areas, Potential To Develop The Barn STP, South-Westerly Facing Rural Location, Set Amongst Rural Agricultural Surroundings, Within 10 Mins Of Bacup Centre Amenities - Contact Our Rawtenstall Office To View



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

This Barn / Stables / Outbuilding Plot at Cobb Clough Farm, off Todmorden Road, Bacup, Lancashire is an opportunity to acquire a semi-detached stone barn with potential scope to develop STP, large further stable block, an additional detached store / former piggery block and associated yard, plus several parcels of land, understood to amount to approximately 8 acres in all.

Offering potential to develop, subject to planning permission and necessary consents, the properties sit within similar agricultural and residential building surroundings in a rural location, yet conveniently within 10 minutes of Bacup town centre amenities.

The main property frontage is south-westerly facing, and the hamlet setting sits amongst fields and hillsides with attractive valley outlooks. Providing great scope to develop, STP, the property is a wonderful opportunity to add value and acquire significant grounds too.

Viewings are available, by appointment only, through our Rawtenstall office.

Agents Notes

Disclaimer

