

WHITEMOOR ESTATE

NEAR BARNOLDSWICK, LANCASHIRE



savills



WHITEMOOR ESTATE

NEAR BARNOLDSWICK, LANCASHIRE, BB18 5SN

A UNIQUE AND COMPACT SPORTING ESTATE IN A SPECTACULAR POSITION

Whinberry Boathouse, 5 bedroom principal residence with 1 bedroom guest annex

Moor Laithe Farm, 3 bedroom farmhouse and range of traditional barns

Standing Stone Gate Cottage, 3 bedroom with large stone barn

Renowned fishing on the 40 acre Whitemoor Reservoir

Whitemoor fishing lodge and facilities

Productive grassland and moorland, about 139 acres

Additional sporting rights, about 711 acres

In all about 890 acres (360 hectares)

For sale as a whole or in three lots

Barnoldswick 2 miles ♦ Burnley 9 miles ♦ Clitheroe 15 miles ♦ Skipton 11 miles ♦ Harrogate 33 miles

Leeds 34 miles ♦ Manchester 35 miles (All distances are approximate)



Savills York
River House, 17 Museum Street
York, YO1 7DJ
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Situation

Whitemoor Estate is superbly situated with panoramic views south of the village of Salterforth and Barnoldswick, immediate surroundings comprise of traditional livestock farms and undulating grassland interspersed with attractive woodlands rising towards moorland.

There are good transport connections, being only 1 mile from the A56 and 3.5 miles from the M65. Mainline trains are only 35 miles to the west at Preston, which via the West Coast mainline has regular services to London, some in under 2.5 hours. Similarly Skipton, 11 miles to the east, has regular connections to Leeds and the East Coast mainline. Leeds Bradford Airport is 30 miles to the east.

Racing is available at Haydock Park, Wetherby, York, Ripon, and Aintree all within under 1.5 hours' drive. Golf courses are located at Colne, Barnoldswick and Skipton, all under 20 minutes' drive.

Description

Whitemoor Estate is an excellent residential sporting estate in a very accessible location perfect for any country sport enthusiast. The setting of the Estate is simply spectacular with a unique Boathouse providing the principal house on the bank of a 40 acre reservoir. The wider Estate comprises of two additional residential properties, traditional farm buildings with development potential, farmland, moorland, sporting and fishing interests.

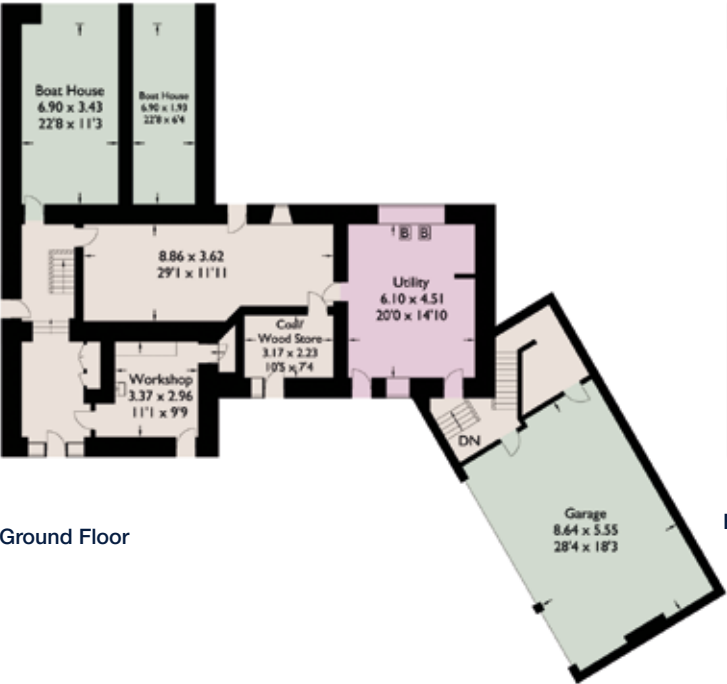


WHINBERRY BOATHOUSE

Approximate Gross Internal Area
Main House: 474.25 sq.m / 5,104.78 sq.ft
Garage: 47.21 sq.m / 508.16 sq.ft
Total: 521.46 sq.m / 5,612.94 sq.ft



Whinberry Boathouse – Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



First Floor



Second Floor



Whinberry Boathouse

Whinberry Boathouse dates back to 1815 and provides the Estate with a distinctive principal house. The property sits immediately adjacent to the reservoir spillway and has double boat moorings and access direct to the water. The views from the first floor living rooms over the reservoir are simply magnificent. The property is accessed via a private drive and stone set parking area, with attractive mature gardens, patio and barbeque area to the north overlooking the reservoir.

The property is a traditional stone built boathouse complete with mullioned windows under a stone slate roof, extended over the years the property now totals over 5,100 sq ft, including a one bedroom connected annex.

Ground floor accommodation includes entrance hall, boot room, utilities and stores, under the annex is given over to provide a triple garage. First floor accommodation includes a large family kitchen with Aga, dining room, sitting room with balcony, living room and bedroom with ensuite bathroom. The annex is also connected to the house on this level and comprises a large kitchen living space, double bedroom and bathroom. The second floor includes four bedrooms (master en-suite) and family bathroom. The property has been excellently appointed and decorated throughout with log burning stoves, open fires and many attractive period features. The property has oil fired central heating, full alarm system and double glazed windows.









Moor Laithe Farm

Moor Laithe Farm sits to the north of the reservoir in an elevated position, this together with the general southerly aspect gives spectacular views over the surrounding countryside and farmland towards Whitemoor Reservoir and beyond. The farmstead is arranged in a courtyard format with traditional buildings, surrounding a central yard access via a private drive.

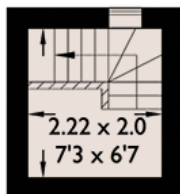
The farmhouse is stone and render construction with a slate roof. Internally the accommodation extends to 1,350 sq ft set over two floors. Ground floor includes; kitchen with Aga, utility boot room, living room, dining room and bathroom. The first floor includes three bedrooms. The property also has a small cellar, oil fired central heating and double glazed windows. Outside there is a small garden with pond, surrounded by a stone wall.

North of the farmhouse is a large double height traditional stone barn and various additional single storey buildings. These buildings are perfectly suited to conversion or re-development subject to the necessary consents. There are additional stables, storage barns and garage workshop buildings all arranged around the farmyard.

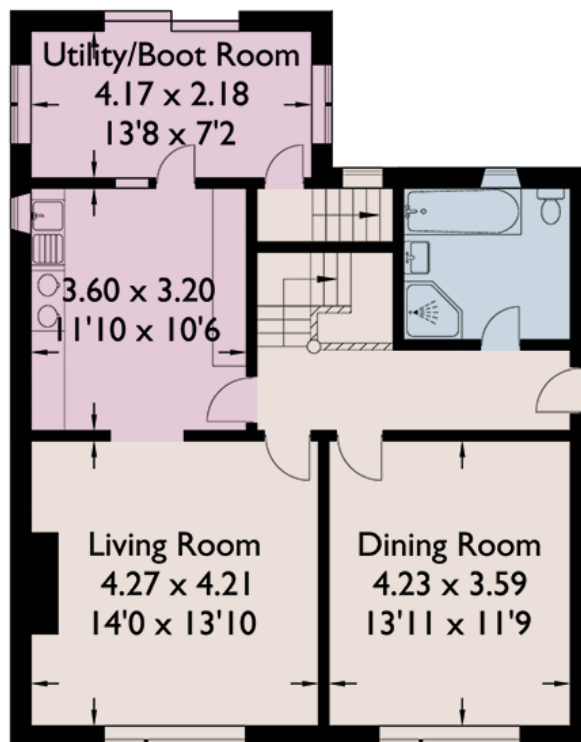


MOOR LAITHE FARMHOUSE

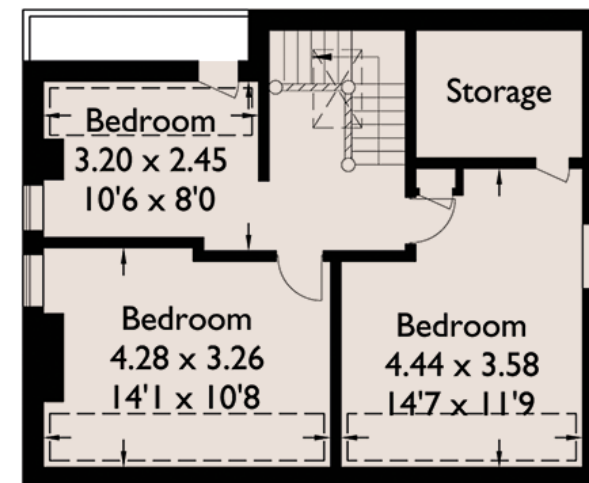
Approximate Gross Internal Area
Total: 125.50 sq.m / 1,350.87 sq.ft



Cellar



Ground Floor



First Floor



Moor Laithe Farm – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		



Standing Stone Gate Cottage

Standing Stone Gate Cottage dates back to the 1790's and sits adjacent to the reservoir bank and the southern fringe of the Estate, accessed direct from Standing Stone Lane. The property is a traditional stone built cottage part rendered, under a stone slate roof. Accommodation extends to about 860 sq ft, which includes kitchen, living room, pantry, three bedrooms and bathroom. The property would benefit from modernisation and refurbishment throughout, with solid fuel fires providing heating and spring water supply.

Attached to the west of the cottage is a large traditional stone barn with stone slate roof. This barn is perfectly suited to conversion or re-development subject to the necessary consents. Outside there is a modest garden and small outbuilding, please note this property is subject to a secure Rent Act tenancy (further details available on request).



Standing Stone Gate Cottage – Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			



Whitemoor Lodge

The fishing lodge sits beside the reservoir, west of Whinberry Boathouse on the northern shore. This is a private and beautiful setting from which to enjoy the fishing sheltered by surrounding trees and shrubbery.

The lodge is an attractive and substantial timber log building, with covered veranda over looking the water, internally arranged as a open kitchen, dinning and rest area with open fire. To the rear is a cloakroom, store and WC with second side entrance. Outside is a covered wash area, stores, stone flagged barbecue area and lawns.





Land

The majority of the farmland lies surrounding Whinberry Boathouse, Whitemoor Reservoir and Moor Laithe Farm. The freehold land (139 acres) comprises of productive grassland and a small area of moorland, occupied on various short term Farm Business Tenancy agreements and Annual Grazing Licences. The land is gently undulating rising from 250 metres above sea level to a peak of 400m to the peak of the moorland sporting rights with a southerly aspect. The land is classified as Grade 4 and 5 under the MAFF Provisional Agricultural Land Classification. There is a useful network of internal tracks to access the land interspersed with various mature trees, hedgerows and stone walls, all of which making for a very attractive setting and ultimately give control of the surroundings.

Fishing

The Estate is renowned for the fishing enjoyed over the Whitemoor Reservoir. This was the passion of the late owner, whom with the support and hard work of his wider family and team developed the fishing to what it is today. The Whitemoor Reservoir extends to about 40 acres and dates back to 1840's. The reservoir was constructed to supply the Leeds - Liverpool canal. This remains the property of the Canal and Rivers Trust (formerly British Waterways), whom have responsibly for all maintenance and regulatory requirements, with the sporting rights reserved and included in the sale.

Fishing on the reservoir includes Brown Trout, Rainbow Trout, Carp, Roach and Breem. The late owner ran the fishing as a commercial

syndicate. The Fishing Lodge is for the use of all members and there is an adjacent car park for members or visitors. Income from the syndicate has been re-invested in the facilities and stocking of the reservoir to make it what it is today. There is a secondary former water utility reservoir which could provide a useful fish nursery and stocking area if required.

Purchasers could continue this commercial arrangement or hold the fishing rights for their personal benefit. Further details on the income and syndicate arrangements are available on request.



Shooting

Whitemoor Estate has a long and rich history of shooting, indeed the current owners have game records dating back to 1862. The shooting rights extend to about 711 acres encompassing areas of moorland, woodland, allotment and grassland. The moorland includes two lines of grouse butts and a handful of established ponds and scrapes which have been utilised by the shoot. Quarry include grouse, pheasant, partridge and duck.

In recent years the Estate has run the shoot on a low key basis with wild birds and a conservation focus for the enjoyment of the owner, this could be continued or developed further to provide a very enjoyable family shoot, syndicate or run on a modest commercial basis, depending on the purchasers interests. The sporting rights surround the core freehold Estate and make for a very compact and easily managed shoot in what is undoubtedly a wonderful setting.





General Information

Rights of Way, Easements & Wayleaves

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. Public footpaths and bridleways cross the Estate together with local electricity lines.

Services

Mains electricity, spring water supply and private drainage.

Local Authority

Pendle Borough Council
Market Square
Nelson
Lancashire
BB9 7LG
Tel: 01282 661661

Subsidies & Grants

The vendors do not claim or hold any subsidy entitlements or environment schemes over the land. It is unknown if any tenants make such claims over the land occupied.

Holdover

The vendors do not anticipate requiring holdover provisions.

Sporting Rights

The sporting rights (including fishing rights on Whitemoor Reservoir) are included in the sale insofar as they are owned.

Mineral Rights

The mines and minerals are included in the sale insofar as they are owned.

Solicitors

Farleys Solicitors LLP
Hurstwood Court
Duttons Way
Shadsworth Business Park
Blackburn
BB1 2QR

Tenure

The freehold of the Estate is offered for sale with vacant possession. Standing Stone Gate Cottage is occupied under a secure Rent Act Tenancy. The freehold farmland is occupied on various short term Farm Business Tenancy agreements and Annual Grazing Licences (further details are available on request). Sporting and Fishing Rights are held in-hand. Further information is available on request.

Council Tax

Whinberry Boathouse - G
Moor Laithe Farmhouse - D
Standing Stone Gate Cottage - E

Energy Performance Certificates

Whinberry Boathouse - F
Moor Laithe Farmhouse - F
Standing Stone Gate Cottage - G

Method of sale

Whitemoor Estate is offered for sale by private treaty as a whole or in three lots.

Lot 1 - Whitemoor Estate, inc. Whinberry Boathouse, Standing Stone Gate Cottage Fishing Lodge, Fishing, Farmland and Sporting Rights, in all about 824 acres. (Red and Blue on plan)

Lot 2 - Moor Laithe Farm, in all about 44 acres. (Green on plan)

Lot 3 - Land off High Lane, in all 22 acres. (Purple on plan)

Offers for part or outside the current lotting may be considered. All prospective purchasers are encouraged to register their interest with Savills.

Viewing

Strictly by appointment through the selling agents Savills York.
Tel: 01904 617800.

Post Code

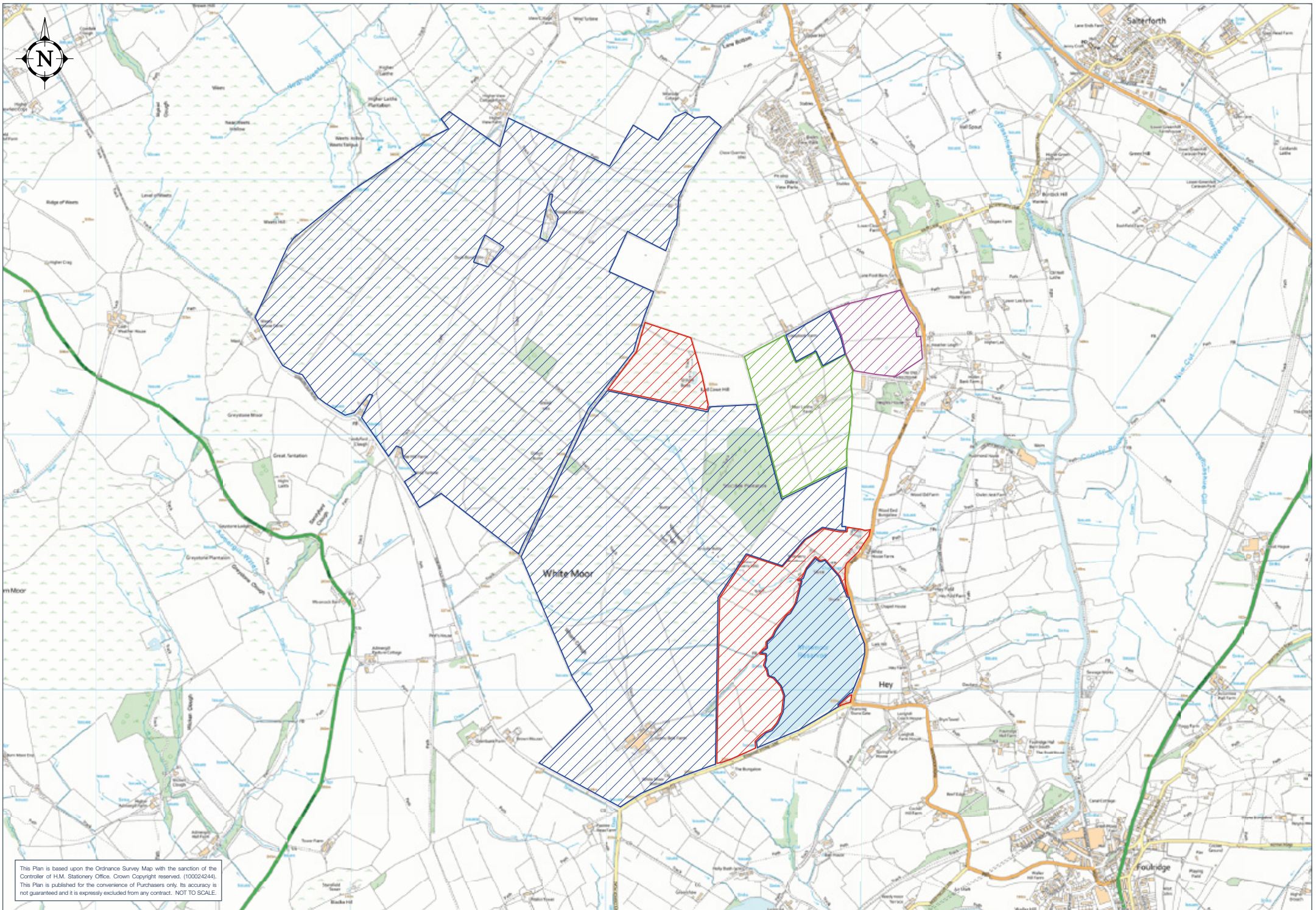
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Health and Safety

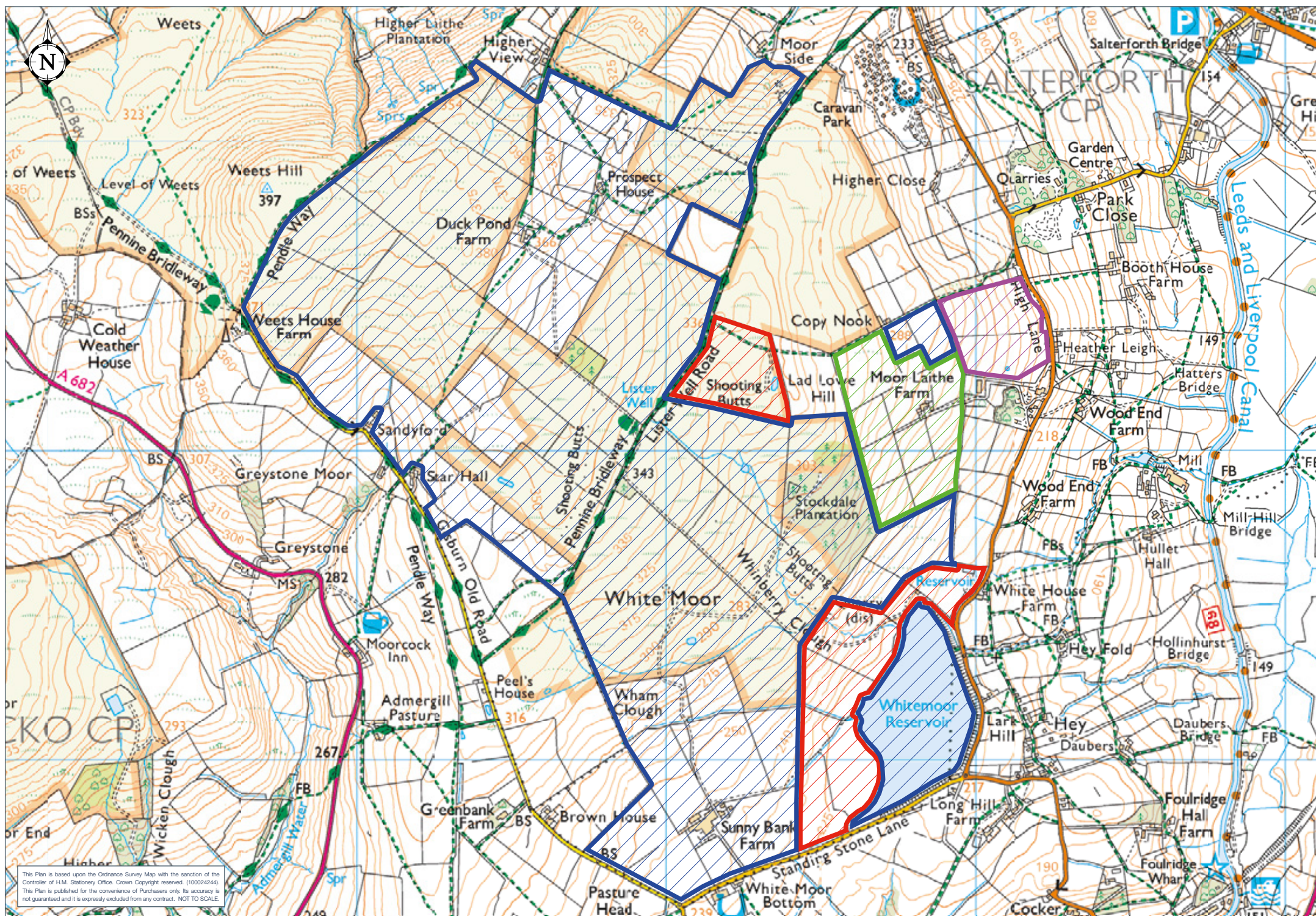
Given the potential hazards of a working Estate we would ask you to be as vigilant as possible when inspecting for your own personal safety, in particular around the area of open water, buildings and any livestock.

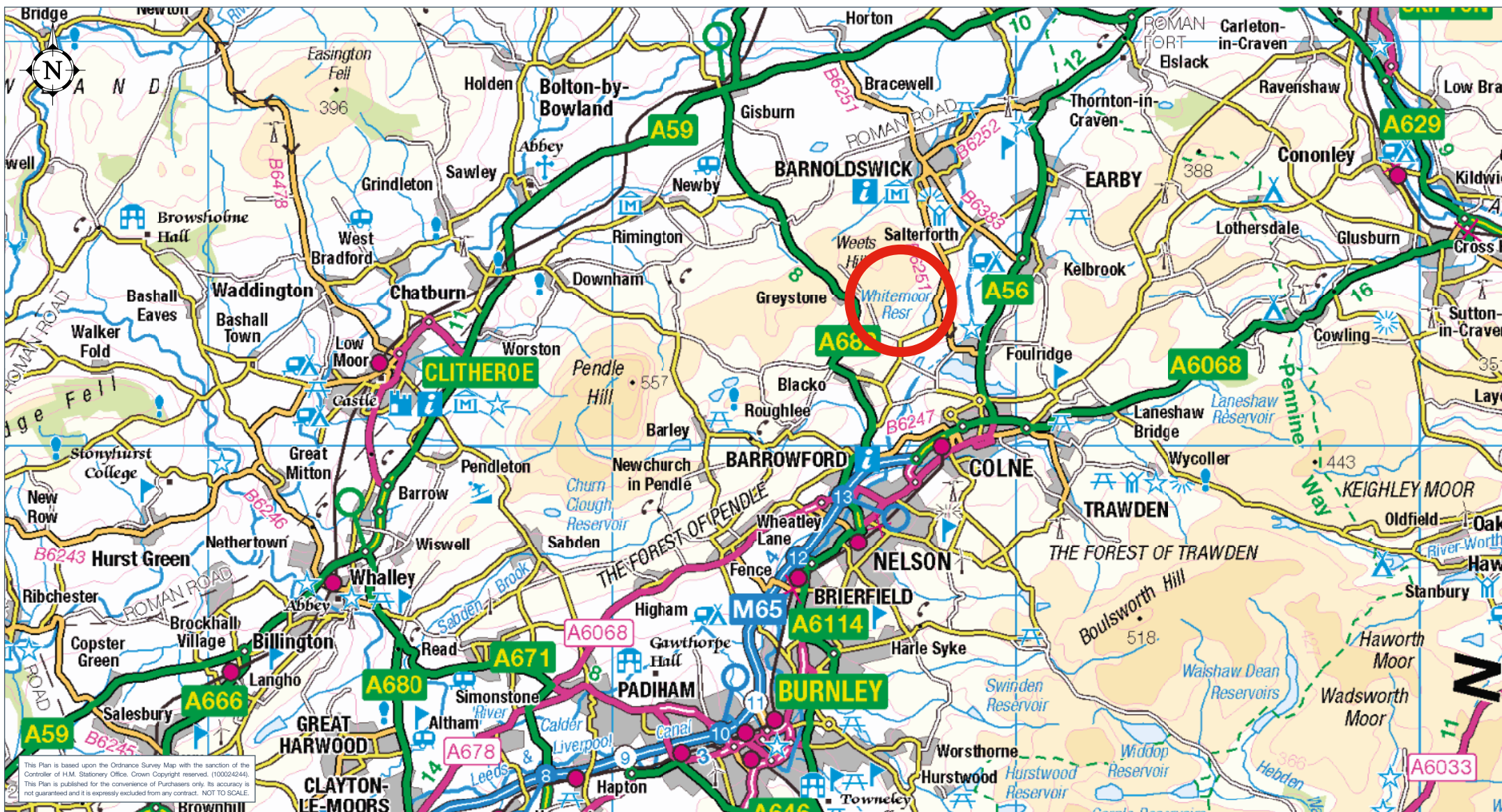
Date of Information

Particulars prepared – Jan 2019
Photographs taken – 2018
Reference – 181201WD



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