

MOORHOUSE FARM

GISBURN, LANCASHIRE



savills



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PRODUCTIVE RING FENCED LIVESTOCK FARM IN THE RIBBLE VALLEY

5 bedroom farmhouse

3 bedroom cottage

Traditional buildings with potential for conversion (subject to consents)

Extensive modern farm buildings and cattle handling facilities

Silage clamps

Highly productive meadows and pasture

Woodland with family shoot

Fishing on the River Ribble

About 345.96 acres (140.01 hectares)

For sale as a whole or in two lots

Gisburn 2 miles ♦ Clitheroe 10 miles ♦ Skipton 13 miles ♦ Harrogate 33 miles ♦ Leeds 39 miles

Manchester 40 miles

(All distances are approximate)



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Situation

Moorhouse Farm is superbly situated north of the village of Gisburn and close to the market towns of Clitheroe and Skipton in the sought after Ribble Valley. The Forest of Bowland Area of Outstanding Natural Beauty lies immediately to the west and wider surroundings comprise of traditional livestock farms and undulating grassland interspersed with attractive woodlands all set against the backdrop of Pendle Hill.

The vendors have worked tirelessly in improving the farmland, establishing many miles of hedgerows during their ownership, which along with a programme of regular arboriculture has enhanced the environment and feel of the farms and setting.

The private areas beside the River Ribble are particularly stunning with mature native woodlands underlined with blue bells all set beside the river winding along the farm boundary.

There are good transport connections, being only 2 miles from Gisburn and the east-west A59 trunk road between Clitheroe and Skipton. Mainline trains are only 25 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, 13 miles to the east, has regular connections to Leeds and the East Coast mainline. Leeds Bradford Airport is 35 miles to the east.

Description

Moorhouse Farm is an excellent ring-fenced productive farm in the Ribble Valley. There is a large detached farmhouse and additional cottage all centrally located in a block of over 345 acres. The land comprises predominantly productive grassland interspersed with attractive woodlands and hedgerows. The farm has been owned and run by the vendors' family for over 70 years, initially as a dairy unit but latterly carrying the renowned and award winning Ribble Aberdeen-Angus pedigree herd together with a commercial mule based sheep flock. The property has also given great enjoyment with both shooting and fishing well catered for.

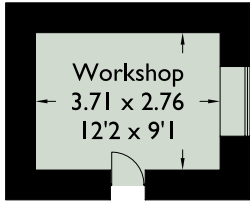


MOORHOUSE FARM

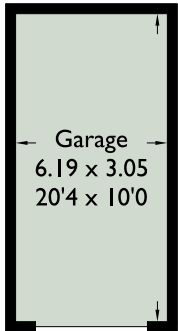
Approximate Gross Internal Area : 226.74 sq m / 2,440 sq ft
 Garage : 18.87 sq m / 203 sq ft
 Workshop : 10.23 sq m / 110 sq ft
 Total : 255.84 sq m / 2,753 sq ft



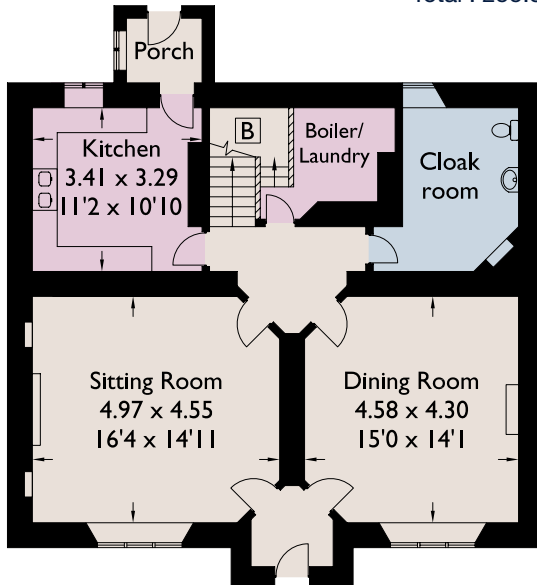
Restricted
Head Height



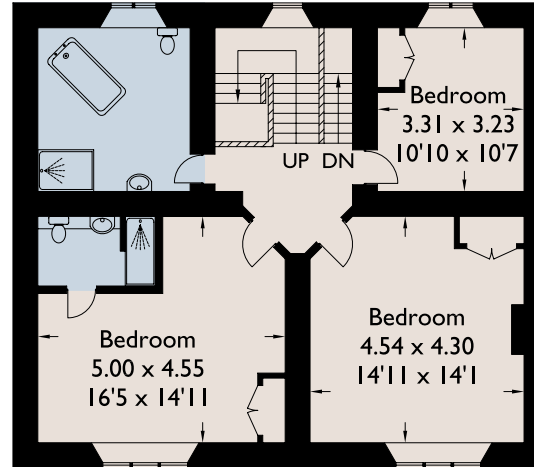
Workshop



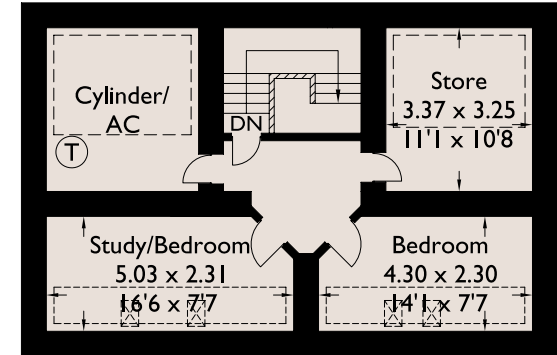
Garage



Ground Floor



First Floor



Second Floor

Moorhouse Farmhouse

Moorhouse farmhouse sits to the east of the farmstead in an elevated position which together with the southerly aspect gives specular views over the farmland and surrounding walled gardens and mature trees. There is a private parking area, garage and workshop to the rear, accessed from the farmyard. The property was refurbished in 2004 and comprises a traditional stone built farmhouse with slate roof and mullioned windows. Internally the accommodation extends to 2,440 sq ft set over three floors. Ground floor includes; kitchen with Rayburn range, sitting room, dining room and cloakroom. The first and second floors include 5 bedrooms (1 en-suite), bathroom and two ancillary store rooms. The renovation has kept and enhanced many of the attractive period features. The property has oil fired central heating and double glazed windows in part.





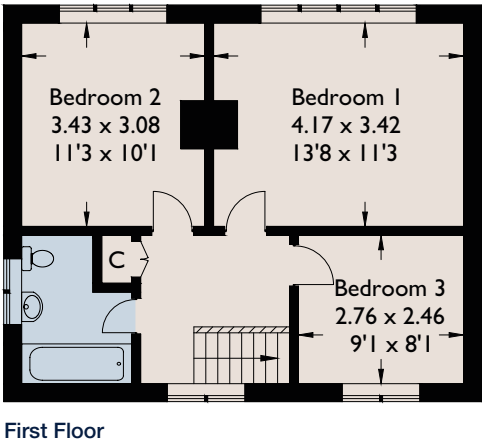
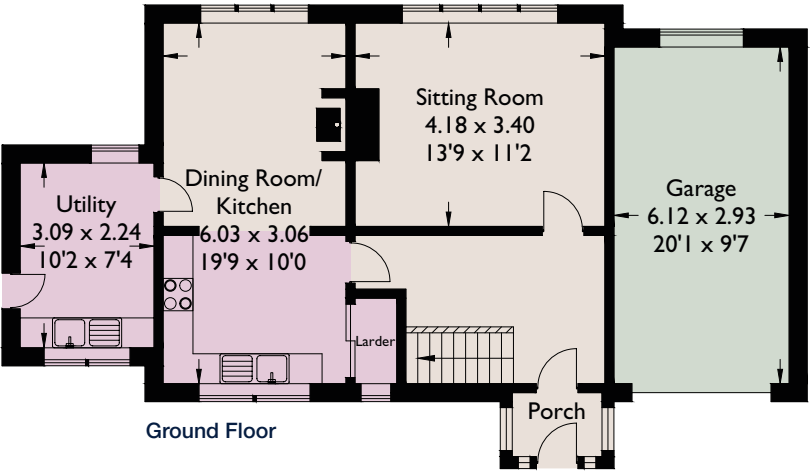
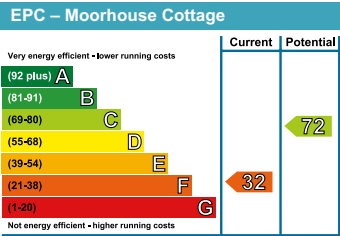
Moorhouse Cottage

Moorhouse Cottage is a typical detached brick built rendered cottage with composite slate roof. The property sits on the western fringe of the farmstead, adjacent to the farm access. Accommodation extends to 1,058 sq ft set over two floors and includes porch, kitchen-dining room, sitting room, utility, 3 bedrooms and a family bathroom. The property has double glazing and a wood burning stove with back-boiler for central heating. Outside there is a small garden and lean-to garage. The property is subject to an Agricultural Occupancy Condition.



MOORHOUSE COTTAGE

Approximate Gross Internal Area : 98.33 sq m / 1058.41 sq ft
Garage : 16.49 sq m / 177.49 sq ft
Total : 114.82 sq m / 1235.91 sq ft







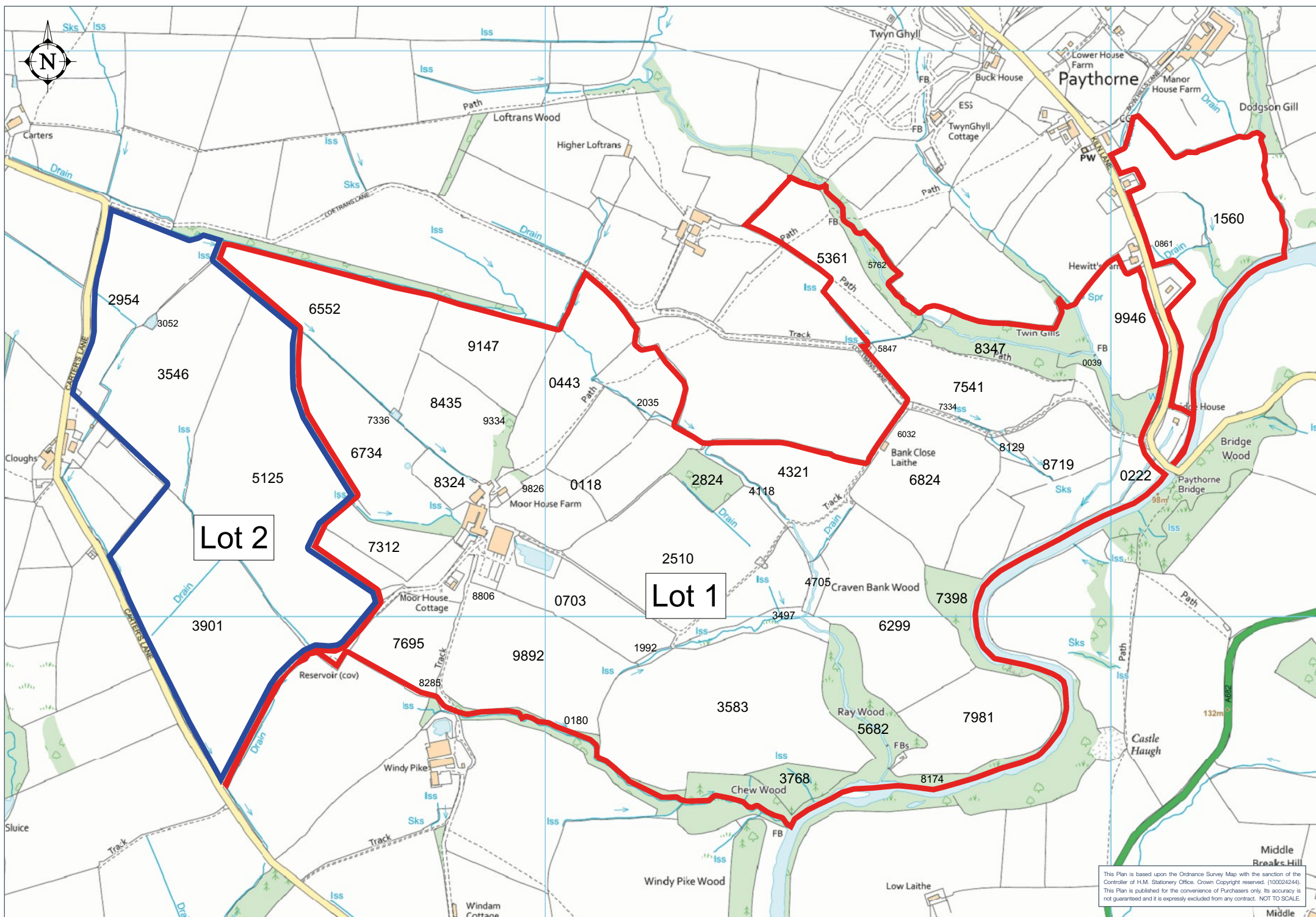
Farmbuildings

There is an extensive range of both modern and traditional farm buildings set around a concrete yard. These were originally focused on a dairy herd, but latterly have been adapted to suit the suckler herd and sheep flock successfully developed by the vendors. There are also two large traditional field barns within the land.

The main buildings are more particularly described in the following table:

Building	Name	Description	Approximate Dimensions (m)
A	Dutch Barn	Timber frame under fibre cement roof with part steel box profile side cladding, concrete floor.	8.4 x 5.2
B	Traditional Barn	Double height stone barn with stone slate roof, part with block wall divisions and hay loft, part divided to form cattle pen.	17.4 x 7.5
C	Sheep Pens and Lambing Shed	Lean-to building B, block walls, timber frame, stone slate roof and concrete floor.	17.4 x 5.6
D	Store / Livestock Building	Lean-to building B, block walls, timber frame, under corrugated steel roof with concrete floor.	6.3 x 11.7
E	Livestock Building with Central Feed Passage	Steel portal frame with lean-to, fibre cement roof and block walls with concrete floor, steel feed barriers and gale breakers.	17.8 x 20.7
F	Feed Store	Part steel, part timber frame with block walls under fibre cement roof, Yorkshire boarding and concrete floor.	5.6 x 4.9
G	Livestock Building	Steel frame with fibre cement roof, block walls and concrete floor with galvanised gates.	11.8 x 12.7
H	Cubicle Building	Brick built with steel frame under fibre cement roof, Yorkshire boarding in parts, timber underlined and slurry channel connection. Cubicle numbers approximately 48.	21.6 x 10
I	Covered Feeding Area	Timber frame under fibre cement roof, concrete floor with Yorkshire boarding to part, slurry channel connected.	10.9 x 10
J	Cubicle Building	Monopitch timber frame with fibre cement roof, block walls and concrete floor. Cubicle numbers approximately 36, complete with rubber mats, slurry channel connected.	7.8 x 14.3
K	Cubicle Building	Block walls with corrugated steel roof concrete floor. Cubicle numbers approximately 18, complete with rubber mats, slurry channel connected.	10.6 x 7.4
L	Cubical Building	Atcost concrete frame building under fibre cement roof and side cladding, block walls concrete floor and approximately 16 cubicles.	10.2 x 8
M	Workshops and Stores	Traditional double height stone barn with fibre cement roof, part hardcore, part stone flag floor.	12.8 x 7.7
N	Bull Pen	Lean-to to building M part stone, part block walls under fibre cement roof with concrete floor. External feeding area.	8.9 x 4
O	Cubicles and Livestock Building	Atcost concrete frame double pitch building with double lean-to's, block walls and Yorkshire boarding with Newton Rigg style cubicle divisions and rubber matting in part. Internally divided with former parlour, feed bin floor above and bulk tank room, slurry channel connected, currently arranged with 2 cubical areas and 2 loose housed creep areas. Total cubicles approximately 112 with 2 loose yards 32m x 10m.	42.8 x 35
P	Muck Midden	Concrete floor with rendered reinforced block walls.	22.5 x 12.4
	Cattle Handling System	Part circular forcing ring with race adjacent to building O.	
	Silage Clamps	Concrete floor with concrete panel divisions and earth bank walls to part. Bay 1 Bay 2 Bay 3	11.7m x 35m 12m x 32m 7.5m x 32m
	Slurry Compound	Earth bank store adjacent to building O	
	Traditional Field Barns	Bank Close Laithe: Double height stone barn with stone slate roof Beanland Laithe: Double height stone barn with corrugated steel roof	15.6m x 8.2m 14.6m x 6.2m





Land

The farm sits centrally within the ring-fenced farmland, with a private tarmac drive and stone track which runs from the farmstead to Paythorne Bridge, providing excellent access to many of the grass pastures and meadows.

The land is predominantly flat or gently undulating, peaking at 170 metres above sea level with sloping pastures and woodland adjoining River Ribble down at 100 metres above sea level. The land is classified as Grade 4 under the MAFF Provisional Agricultural Land Classification. Soils are predominantly from the Brickfield 3 series, common to the locality and described as a fine loamy soil over clayey and clayey soils. The soil type is described as suitable for grassland and winter cereals.

The vendors have worked hard to maximise productivity from the grassland with a programme of sward management, balancing this with establishment of many miles of hedgerows to further enhance conservation on the farm. The land is also interspersed with various mature woodlands which together with additional newly planted areas and infield trees give a parkland feel, all making for a very attractive setting.

Lot No.	Field No.	Total (Ha)	Total (Acres)	Description
Lot 1	pt 9946	3.28	8.10	Grass
	8347	2.25	5.56	Woodland
	6299	5.55	13.71	Grass
	3583	9.43	23.30	Grass
	2510	7.76	19.17	Grass
	3497	0.76	1.88	Grass / fenced watercourse
	1992	0.08	0.20	Grass / fenced watercourse
	4321	2.68	6.62	Grass
	4705	0.27	0.67	Grass / fenced watercourse
	4118	0.30	0.74	Grass / fenced watercourse
	2824	0.99	2.45	Woodland
	5682	2.16	5.34	Woodland
	7981	3.90	9.64	Grass
	8174	0.49	1.21	Grass / river bank
	7398	1.08	2.67	Woodland
	5361	3.12	7.71	Grass
	5762	0.95	2.35	Woodland
	7541	3.25	8.03	Grass
	5847	0.02	0.05	Grass
	7334	0.18	0.44	Grass / track
	6032	0.15	0.37	Grass / track
	0703	2.48	6.13	Grass
	0118	4.82	11.91	Grass
	9826	0.07	0.17	Grass
	2035	0.20	0.49	Grass / fenced watercourse
	0443	4.90	12.11	Grass
	6824	4.31	10.65	Grass
	8719	5.47	13.52	Grass
	8129	0.13	0.32	Woodland
	0222	0.92	2.27	Grass
	pt 3768	1.74	4.30	Woodland
	6552	5.10	12.60	Grass
	8435	2.74	6.77	Grass
	6734	4.52	11.17	Grass
	8324	0.66	1.63	Grass

	7336	0.03	0.07	Pond
	9147	2.81	6.94	Grass
	7312	2.40	5.93	Grass
	9334	0.07	0.17	Woodland
	9892	5.41	13.37	Grass
	0039	0.34	0.84	Woodland
	pt 7695	2.32	5.73	Grass
	8806	0.11	0.27	Grass
	pt 0180	0.60	1.48	Woodland / fenced watercourse
	pt 0861	0.10	0.25	Grass
	pt 1560	7.20	17.79	Grass
	8285	0.09	0.22	Grass
	Moorhouse	2.61	6.45	Farmstead and tracks
		110.80	273.79	
Lot 2	3546	5.75	14.21	Grass
	2954	3.88	9.59	Grass
	5125	10.85	26.81	Grass
	3901	8.66	21.40	Grass / track
	3052	0.04	0.10	Pond
	1740	0.03	0.07	Grass
		29.21	72.18	
Total		140.01	345.96	



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 farm together with local electricity lines.

Services

Mains electricity, metered mains water supply (residential properties) and private drainage. The farm buildings and majority of fields are connected to a private borehole water supply.

Statutory Designations

Moorhouse Farmhouse is Grade II Listed; further details are available on request.

Local Authority

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
Tel: 01200 425111

Subsidies & Grants

The land is registered on the Rural Land Registry and is sold with the benefit of Basic Payment Scheme (BPS) Entitlements at no additional cost. The Entitlements are currently held by and have been claimed in 2019 by the vendor, who will endeavour to facilitate transfer of Entitlements to the purchaser(s) in readiness for the 2020 claim. There will be a charge of £250 plus VAT for the transfer to the successful purchaser(s). The farm is not entered into any Countryside Stewardship Schemes.

Holdover

Holdover rights are not anticipated.

Sporting Rights

The sporting rights are included in the sale. The farm has hosted an enjoyable family shoot with around four drives focused on the farm woodlands which adjoin the River Ribble. The current low-key shoot could be continued or further developed and enhanced in what is undoubtedly a wonderful setting beside the river.

Fishing Rights

The fishing rights are included in the sale insofar as they are owned. These are single bank on the renowned River Ribble and extend to approximately half a mile in all. Within the stretch are three Salmon holding pools and additional spawning beds. Salmon, Sea Trout, Brown Trout and Grayling are available.



Mineral Rights

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

Solicitor

Woodcocks Haworth & Nuttall Solicitors
1A Strawberry Bank
Blackburn,
BB2 6AA
Tel: 01254 272640

Tenure

The freehold of the farm is offered for sale subject to grazing and mowing licences granted for the 2019 season. Moorhouse Farmhouse is currently let on an Assured Shorthold Tenancy and Moorhouse Cottage is occupied by an employee, please note the provisions below.

Employees

The Transfer of Undertakings (Protection of Employment) Regulations 2006 (as amended by the Collective Redundancies and Transfer of Undertakings (Protection of Employment) Regulations 2014) is likely to apply to one employee working at the farm.

Council Tax

Moorhouse Farmhouse - Band E
Moorhouse Cottage - Band C

Energy Performance Certificates

Moorhouse Farmhouse - Exempt
Moorhouse Cottage - F

Drainage

The farm benefits from various extensive field drainage schemes, plans are available on request.

Method of Sale

Moorhouse Farm is offered for sale by private treaty as a whole or in two lots:

Lot 1 - Moorhouse and circa 274 acres (red) £2,600,000

Lot 2 - Land off Carters Lane circa 72 acres (blue) £500,000

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

Post Code

BB7 4HZ

Directions

From the A59 in Gisburn turn north past the cattle market onto Mill Lane, continue north crossing the River Ribble at Gisburn Bridge and take the next right turn onto Carters Lane. From here the turning to Moorhouse Farm is signed and located on the right after approximately 700 yards.

Viewing

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

Health & Safety

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, in particular around the farm buildings, slurry compound and livestock. We advise you to take a stick when walking among the livestock.



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