



Greenthorn Farm

Stonyhurst | Clitheroe | BB7 9QY

MSW HEWETSONS



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Greenthorn Farm

Guide Price of £1,500,000

Stonyhurst | Clitheroe
BB7 9QY

Nestled in the heart of the Ribble Valley countryside, this exceptional property offers a rare and unique development opportunity to create an 8,000 sq. ft. executive residence, surrounded by 48 acres of private and secluded land with approximately 0.5 miles of private drive. Set in an idyllic rural location just one mile from the renowned Stonyhurst College this property boasts uninterrupted, far-reaching views that provide a serene backdrop to rural living.

Key Features

- Prime rural setting offering privacy and tranquillity
- Planning permission for an 8,000 sq. ft. executive residence
- 48 acres of land offering endless potential
- Located 1 mile from Stonyhurst College
- Stunning far-reaching countryside views
- A rare opportunity to build your dream home in an exclusive area

The planning permission already in place allows you to build a bespoke home perfectly tailored to your needs, offering a lifestyle of luxury, privacy, and exclusivity. With expansive, open spaces and the freedom to design every detail, this is a truly unique opportunity, rarely found in such a desirable location.

For those seeking a private and tranquil countryside lifestyle, with the convenience of being close to both Clitheroe and Longridge and one of the most prestigious schools, this property is unparalleled in its potential. The scope for development, combined with the beauty of the surroundings, makes this a truly unique offering.

Sales particulars of this development opportunity, include architectural impressions, external photography, full planning permission information, as well as boundary plans, floor plans, and elevations.

Property Information

Mains electricity
Water currently supplied by a spring
Drainage to new septic tank as part of PP
Tenure is freehold with vacant possession
Council Tax Band E payable to Ribble Valley Borough Council
Planning Permission Number is 3/2024/0480 Granted 04/10/24
48 acres / 19.4 Hectares Approximately of grazing land & woodland

Distances

Preston 13 miles, Manchester 36 miles, Leeds 50 miles, Liverpool 48 miles
Distances all approximate



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- Key:**
- Indicates proposed residential curtilage
 - - - Indicates existing buildings to be demolished
 - NT Indicates 3 no. new oak trees

- Indicates new areas of turf landscaping, 105m²
- Indicates new river bed gravel driveway, 409m²
- Indicates new indian sandstone paving, 217m²
- Indicates grassland, 1436m²

1	21/06/2024	Project setup	ML
2	12/07/2024	Project setup	ML
3	14/08/2024	Initial design input	ML
4	06/09/2024	Curtilage boundary identified	ML
5	01/10/2024	Final approval	ML

ML J. Shingler

Proposed development at
 Goosehens Farm
 Old Cillberne Road
 Slough, Co. DU

Proposed Indicative Landscaping Drawing

Scale: 1:100 @ A1 Date: May 2024 Drawn: ML

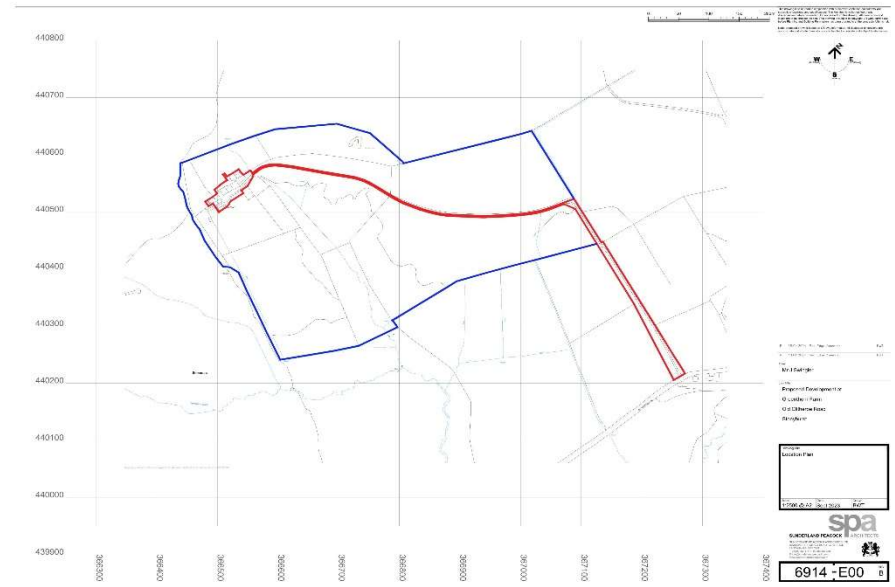
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Proposed Site Plan Scale 1:200



0 2 4 6m
1:100 scale

This drawing is to be used in conjunction with all relevant Architectural, structural and specialist design and specifications. The Architect is to be notified of any developments before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work contained herein Planning and Building Permission has been granted. All the contractors/clients use.
Note: proposed drawings based on CIP data information. All structural dimensions are dependent and all dimensions are to be checked on site and agreed by the survey.



Proposed South East Facing Elevation Scale 1:100



Proposed North East Facing Elevation Scale 1:100



Proposed North West Facing Elevation Scale 1:100



Proposed South West Facing Elevation Scale 1:100

D	19.09.2024	Planners design	RBW
C	05.09.2024	Planners design	RBW
B	18.08.2024	Updated design layout	RBW
A	08.08.2024	Approved	DWI

Client

Mr J Swinger

Job Title

Proposed development at
Greenthorn Farm
Old Clitheroe Road
Stonyhurst

Drawing Title

Proposed Elevations

Scale	Date	Drawn
1:100 @ A1	May 2024	BWT

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