



# TOCKHOLES STABLES GOLDEN SONEY

DARWEN, BB3 0NL

**£425,000**  
FREEHOLD

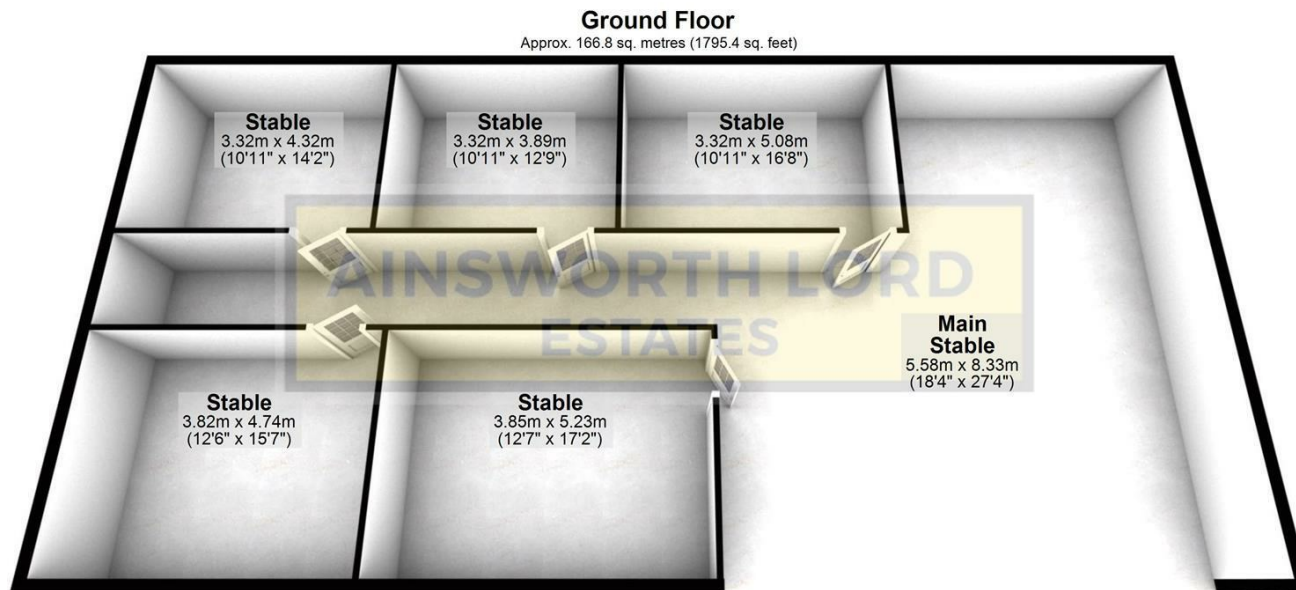
Welcome to this exceptional opportunity in Golden Soney, Tockholes, Darwen! This building plot offers a myriad of possibilities in the heart of tranquil countryside, making it a perfect retreat for those seeking equestrian life.

Nestled in a friendly community village, this land boasts excellent motorway access, making commuting a breeze. The property features a livery yard with ample turnout, well-maintained timber stables, and a tack room for all your equestrian needs. The fenced fields and grazing land provide plenty of space for your animals to roam freely.

With breathtaking landscapes surrounding the area, this property is ideal for those who appreciate the beauty of nature. The separate barn adds to the charm of this place, offering even more potential for development or storage.

**AINSWORTH LORD**  
**ESTATES**





Total area: approx. 166.8 sq. metres (1795.4 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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