



Larbreck House Farm, Well Lane,
Little Eccleston, Preston PR3 0XR

Armitstead
Barnett



Larbreck House Farm, Well Lane, Little Eccleston, Preston PR3 0XR

As a Whole or in 2 Lots

Guide: £1,850,000

- Excellent productive block of arable and grassland of 186.61 Acres (75.52 hectares) with Farm buildings.
- Traditional barn with Planning Consent for conversion to form 2 residential dwellings.

Location

The Property is situated within the small hamlet of Larbreck. The property is situated in an elevated situation with rural views, yet close to the village of Great Eccleston, which has a wide range of amenities to include a health centre, dentist, public houses, supermarkets, independent shops, two primary schools, places of worship and village hall. The property is located in an extremely accessible location, just off the main A586, 3 miles from Junction 3 of the M55 motorway network, which allows for ease of access for commuting to further afield.

Description

The land and buildings at Larbreck House Farm comprise of an exciting opportunity for agricultural purchasers and developers to purchase a property of the size and scale that rarely comes onto the market in the sought-after Fylde District. The property is offered for sale as a whole, but also comprises of two distinct Lots which can be purchased independently.

NG	2017 Cropping	Hectares
3750	Maize	7.59
6554	Winter Wheat	4.18
6478	Pt-Winter Wheat, Pt-Maize	7.33
3276	Grassland	9.37
3806	Maize	8.71
6410	Grassland	9.74
8603	Winter Wheat	4.20
8685	Grassland	3.57
2875	Grassland	4.99
4794	Grassland	5.31
4303	Grassland -River Embankment	2.11
9504	Grassland - River Embankment	1.90
3273	Grassland - River Embankment	5.47
2262	Woodland	0.80
Pt-3723	Woodland	0.05
Pt-6554	Farm Buildings	0.20
	Total	72.52 Hectares (186.61 acres)

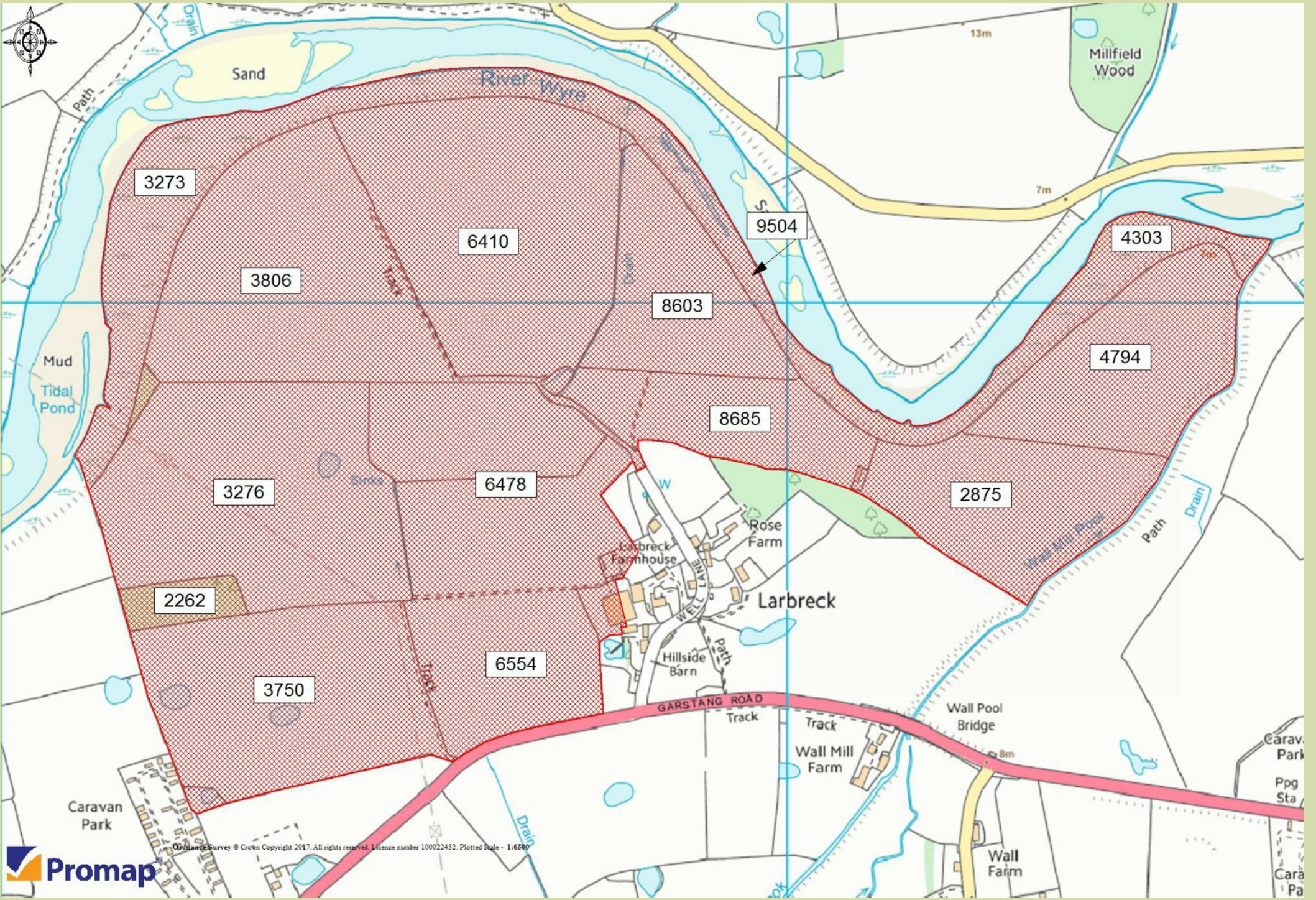
Lot 1 - Farmland and Farm Buildings.

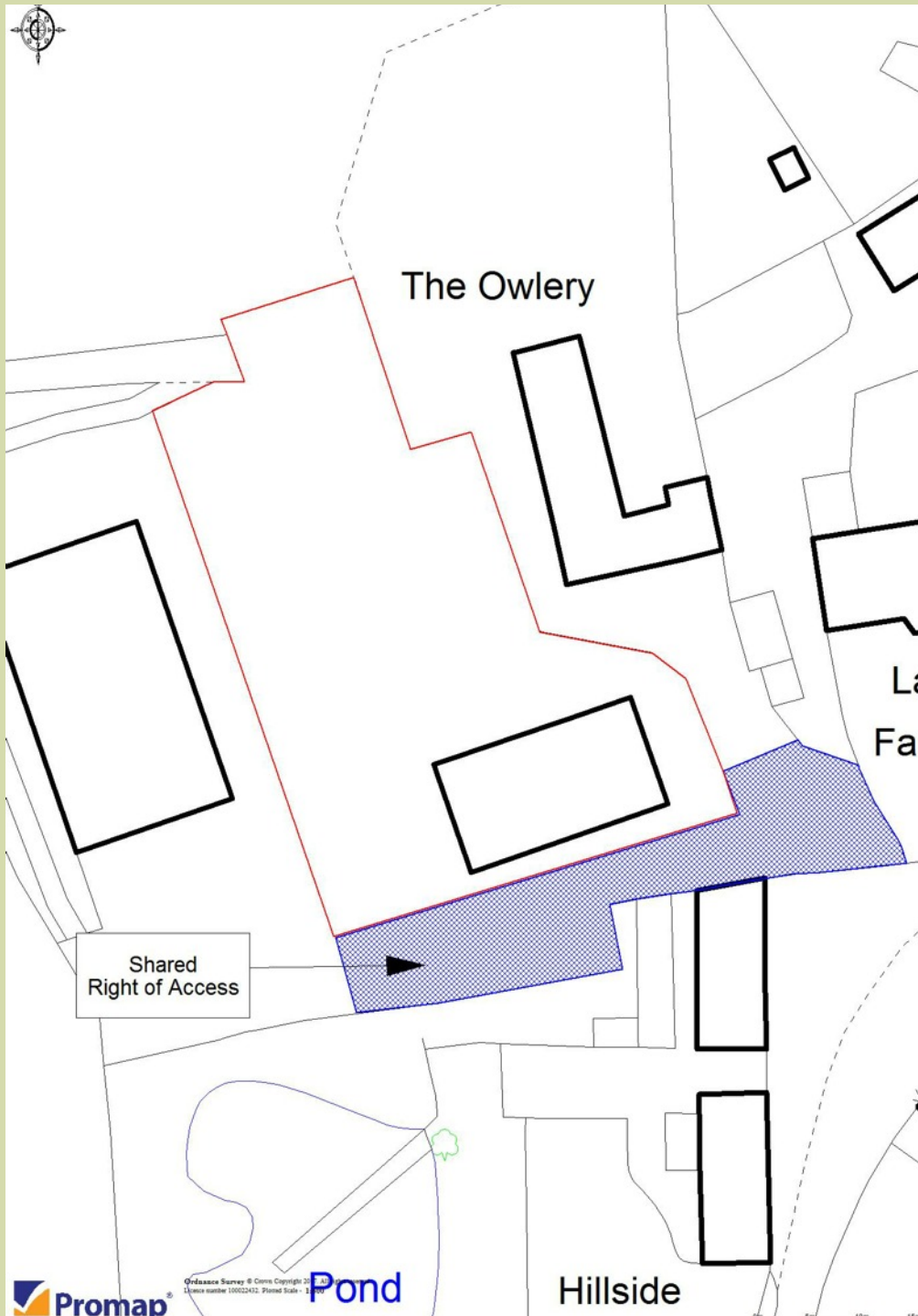
A substantial block of exceptionally productive land, which in total extends to **186.61 acres** (75.52 hectares) or thereabouts , set within a ring fence and with easy access of the A585. Additional vehicular access is gained off Well Lane and from the existing farmyard.

The land is predominantly level Grade 2 land capable of growing a wide range of arable and root crops, but also as a productive grassland farm, with approximately 23.42 acres of river embankment for livestock grazing. The land in recent years has grown arable, maize and potatoes and is well serviced by internal tracks.

The buildings comprise of a steel portal frame 6-bay (90ft x 50ft) **general purpose building**, with a further range of **livestock buildings** located in NG8685, being a 5-bay steel portal frame (75ft x 25ft) **cattle shed** with adjoining open **silage clamp** and **cattle yard**.







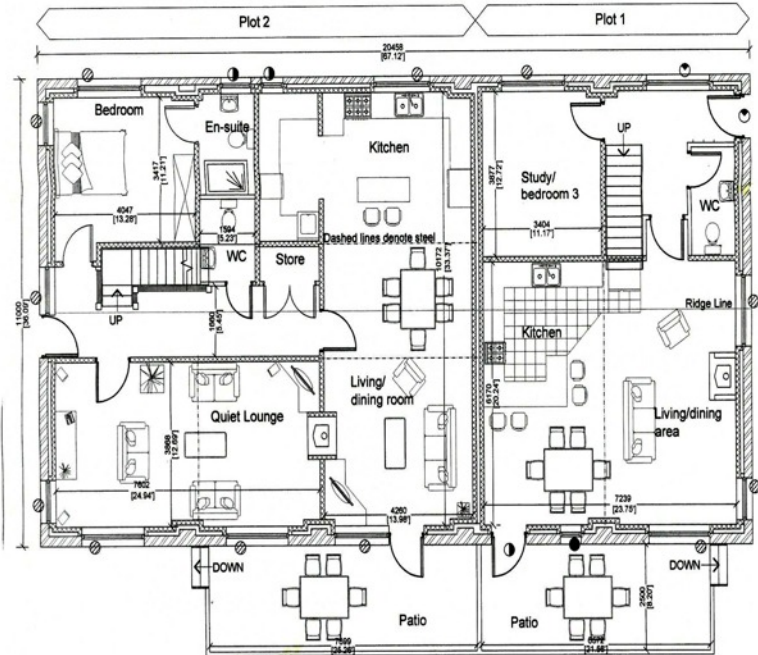
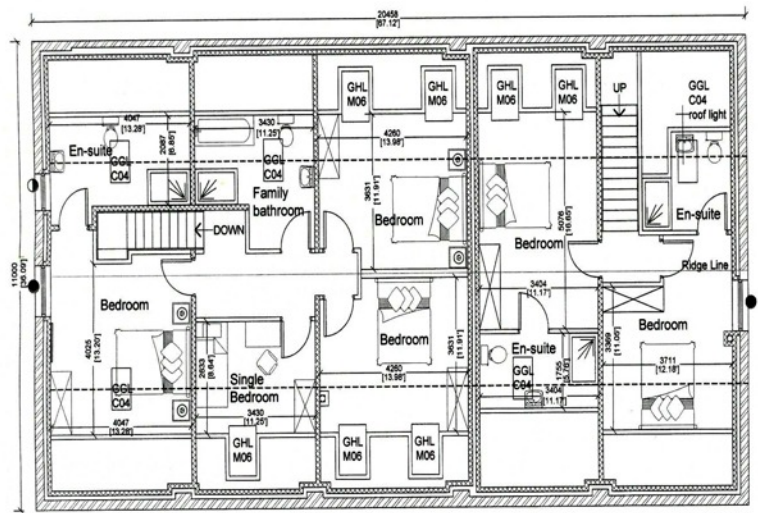
Lot 2 – Traditional Barn for Conversion to Form Two Dwellings.

An exciting opportunity to acquire a traditional barn in an elevated situation with Detailed Planning Consent for the conversion to form **two residential dwellings**, which is currently designed for a larger 4 bed, 3 reception roomed and a smaller 3 bed, 2 reception roomed dwelling, but would also be equally suited to create one large bespoke residential dwelling. The barn in total provides for approximately 351 sq.m. of internal accommodation over 2 floors.

The barn will have open views and good sized gardens to the northern elevation. Parking and a front driveway are accommodated within the plot, which extends to approximately 0.5 acres ota.



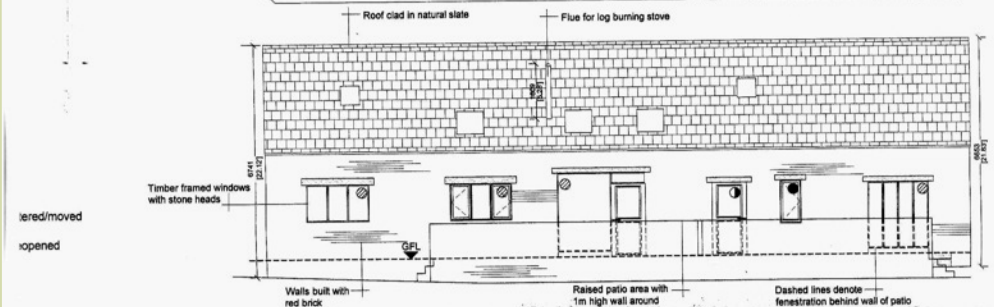
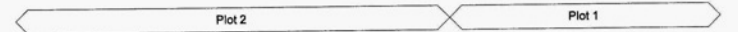
Proposed barn conversion at Larbreck House Farm Well Lane, Larbreck, Preston, PR3 0XR~



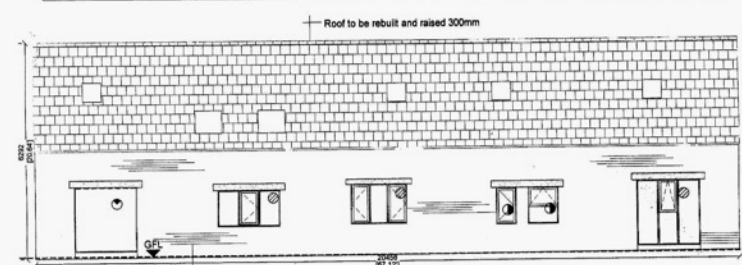
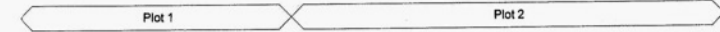
- Key**
- ⊗ Existing Opening
 - Proposed Opening
 - ⊖ Existing Opening to be altered
 - Previous opening to be reopened

Notes
 Ground floor area = 198.6m²
 First Floor area = 152.8m²

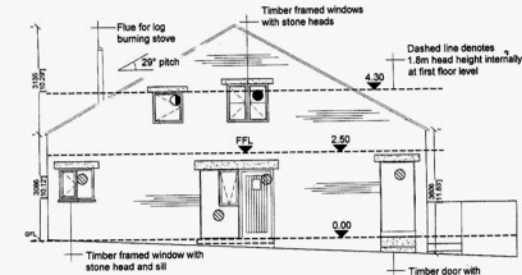
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Building 1 Proposed North Facing Elevation 1:100



Building 1 Proposed South Facing Elevation 1:100



Building 1 Proposed East Facing Elevation 1:100

GENERAL REMARKS:

Services: mains water and electricity are available and connected to the site.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: the property is Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council, Town Hall, Lytham St. Annes, FY8 1LW.

Planning: Planning Consent was granted for the conversion of the traditional barn by Fylde Borough Council, under Planning Reference 13/0133. Copies of all plans and drawings are available from Fylde Borough Council Planning website, or from the Sole Selling Agents.

Viewings: viewings of the property can be undertaken by the potential purchasers at their own convenience, in daylight hours providing a full set of the sales particulars are to hand.

Basic Payment Scheme Entitlements: the land is registered with the Rural Payments Agency, the payment for the current 2017 Scheme Year will be retained by the vendor. All best endeavours will be made to facilitate the transfer of the BPS Entitlements to the purchaser upon completion, which are to be included within the sale in readiness for the 2018 Claim Year. There will be a charge of £200 plus VAT for the transfer of Entitlements to the successful purchaser.

Growing Crops: the vendor will have the right of holdover for the harvesting of the 2017 arable crops.

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 or private, whether specifically mentioned or not.

Sporting & Mineral Rights: Sporting and Mineral Rights are included in the sale, so far as the sellers have Title to them.

Reservation of Access: if the two lots are sold independently, the vendor and the successor in Title of Lot No. 1 will retain a vehicular Right of Access for small scale agricultural vehicles only to pass over the area edged and hatched 'blue' on the Barn Site Plan.

Lotting: it is intended to offer the property for sale as a whole and also in 2 Lots.

Health & Safety: given 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 and particularly around the farm buildings, open drains, ditches and livestock.

Guide Price:

As a Whole	-	£1,850,000
Lot No. 1	-	£1,600,000
Lot No. 2	-	£ 250,000

For the attention of Richard D Furnival BSc (Hons) MRICS FAAV

Method of Sale: Private Treaty

SUBJECT TO CONTRACT. Photos taken July 2017.



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

1. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.

3. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property
4. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.
6. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

