



Leigh Tenement Farm, Blackrod By-pass, Blackrod, Bolton BL6 5RS  
By Informal Tender      Guide Price Offers Over £ 575,000



Leigh Tenement Farm  
Blackrod By-pass  
Blackrod  
Bolton  
BL6 5RS

Three Bedroom Farmhouse

Out buildings occupy a floor area of  
approximately 2,200 sq.m (23,672 sq.ft)

Includes former Caravan Storage and Cattery  
About 9 acres of Grassland

Set in 11.7 acres or thereabouts

**Guide Price**  
**Offers Over £ 575,000**

**Open Viewing Days**  
4pm to 5pm Tuesday 29 March  
4pm to 5pm Wednesday 30 March

**By Informal Tender**  
Informal Tenders by no later than  
12noon on 12 April 2022





Leigh Tenement Farm comprises a former egg production unit more recently having diversified into tourist caravan storage and cattery, all activities having been ceased for some time. About 9 acres of meadow and rough grazing.

The farmhouse comprises a kitchen with conservatory off and lounge with stairs to first floor where there are three bedrooms and a bathroom.

The farmhouse requires refurbishment and modernisation

The farmhouse extends to approximately 106 m<sup>2</sup> (1140 ft.<sup>2</sup>) gross internal floor area over two floors affording the following accommodation;

#### Ground Floor

Entrance Porch 1.67m x 1.13m

Kitchen 4.94m x 2.39m plus 2.98m x 2.96m

Fitted base and eye level units, laminate worktops, inset 1½ bowl stainless steel single drainer sink unit, integral double oven, 4-ring electric hob, oil fired boiler, understairs cloaks cupboard, plumbed for dishwasher.

Conservatory 3.6m x 2.92m

Upvc double glazing on dwarf concrete block walls, French door.

Lounge 4.9m x 4.84m with stairs to first floor.

#### First Floor

Landing 4.65m x 1.62m (incl stairwell) with fitted storage cupboard

Bedroom 1 4.53m x 3.0m

Double bedroom with fitted cupboard

Bedroom 2 2.97m x 2.85m

Double bedroom with fitted cupboard housing hot water cylinder and header tank.

Bathroom 2.19m x 1.79m

Comprising bath with electric shower unit over, low flush WC, wash hand basin, bidet

Bedroom 3 2.76m x 1.89m

Single bedroom

#### Out Buildings

The out buildings occupy a floor area of approximately 2,200 sq.m (23,672 sq.ft) as follows;

Office Portakabin 4.64m x 2.36m

Single Storey Stores Adjoining Farmhouse 91 sq.m  
5.15m x 17.70m

Built of solid concrete block walls under flat mineralised felt clad roof comprising pantry with outside toilet, stores room incorporating cold store, 2x further stores rooms

Egg Grading/Packing Shed 75 sq.m 9.15m x 8.19m

Single storey built of solid concrete block walls under flat mineralised felt clad roof, 2 x pressed metal up and over garage doors.

Hen Cabin 'A' 76 sq.m 14.72m x 5.15m

Built of timber frame and clad under pitch insulated composite clad roof.

Hen Cabin 'B' 105 sq.m 15m x 7m

Neata hen cabin built of timber frame and clad on low concrete block walls insulated ceiling under pitch asbestos clad roof

Hen Cabin 'C' 150 sq.m 30m x 5m

Harlow hen cabin built of timber frame and clad under pitch asbestos clad roof on dwarf concrete block walls.

Cattery 150 sq.m 30m x 5m

Cattery formerly a hen cabin built of timber frame and clad on low brick wall under pitch asbestos cement clad roof.





Broiler Cabin 390 sq.m 30m x 13m

Built of timber frame and clad on dwarf concrete block walls under pitch asbestos cement clad roof. Obsolete, roof collapsed

Open Fronted Caravan Storage 324 sq.m 54m x 6m

Open fronted former cattle loose housing, 12 bays built of steel stanchions, timber frame and clad under monopitch fibre cement clad roof, 9 bays caravan storage, 1 bay stable loose box, 1 bay pony loose box, 1 bay lock-up.

Open Fronted Timber Pole Barn 132 sq.m 25m x 5.3m

Open fronted 4 bays built of timber pole stanchions, part steel stanchions, low concrete block walls and Yorkshire board clad under monopitch part box profile, part asbestos cement clad roof.

General Purpose Storage Building 630 sq.m 50m x 12.6m

Constructed of steel portal frame, box profile clad under pitch box profile roof, dwarf concrete block walls.

#### Grassland

In addition to the farmstead there are approximately 9 acres (2.53 ha) of grassland situated on the north and south side of farmstead.

#### Services

We are verbally advised mains water and electricity are connected. Connected to mains sewers. Oil central heating system.

#### Tenure & Tenancies

We are verbally advised that the property is held freehold MAN273707 Immediate vacant possession is available.

#### Council Tax

Bolton Council tax band 'B'

#### Non-Domestic Business Rates

Cattery Rateable Value £2,850

Caravan Storage Rateable Value £8,200

#### Planning

Local Planning Authority - Bolton Council

Planning permission Application No.69659/04 for internal storage within existing farm buildings of touring caravans.

#### Rights of Way, Easements Etc.

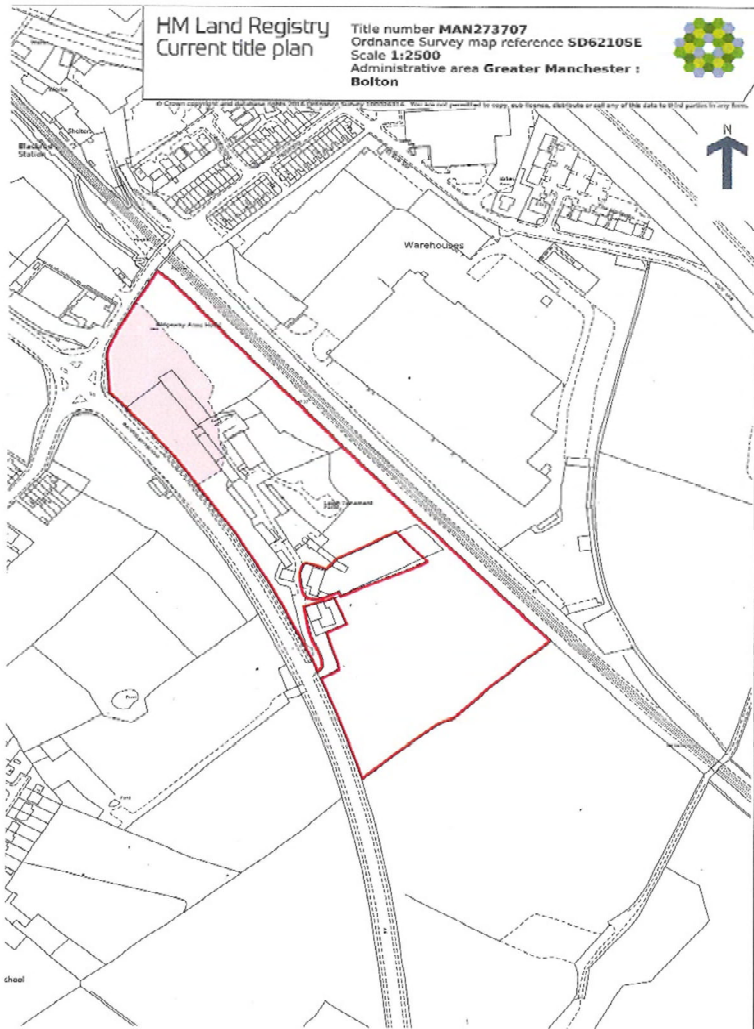
The land is subject to a high pressure gas pipeline easement.

The farm private driveway is shared with the bungalow and barn conversion.









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E		
21-38	F		
1-20	G	23   F	

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[www.shpvaluers.co.uk](http://www.shpvaluers.co.uk)

### Overage Deed

The buyer will be required to enter a 30 year overage deed for any future new residential development over the property at 50% of the uplift in value payable upon sale of the property or commencement of the development whichever is the sooner.

**Guide Price:** Offers Over £ 575,000

### Open Viewing Times:

Strictly accompanied viewings with the selling agent on;

4pm to 5pm Tuesday 29 March 2022

4pm to 5pm Wednesday 30 March 2022

No prior appointment required simply arrive and register.

### Informal Tender Offers:

Offers are invited by 12noon on 12 April 2022

Via email to [adamp@shpvaluers.co.uk](mailto:adamp@shpvaluers.co.uk)

Offers should include offer price together with full name & address with contact telephone number of offeror, offeror's solicitors details and confirmation of finance (eg cash or subject to loan facility with proof of funding etc).

Exchange and Completion expected within 6 weeks

These details do not form any part of a binding contract of sale of the land and are produced subject to contract. The vendor is not required to accept the highest or any offer made and may withdraw the property from sale.

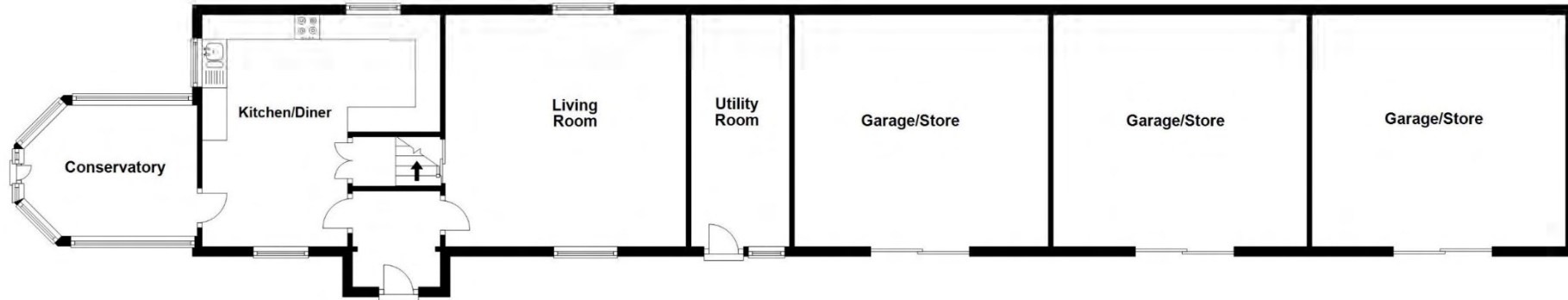
Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008  
SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property

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**CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



### Ground Floor



### First Floor



Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Leigh Tenement Farm

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