

O.I.R.O. £900,000



Armitstead
Barnett

White Moss Farm, White Moss Lane, Hambleton FY6 9DH





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Offers in the region of £900,000

- Wonderful private equestrian and smallholder property.
- Welcoming detached 3 bedroomed home.
- Range of farm buildings and stabling for approx. 20 horses/ponies.
- Indoor school/outdoor manege, lunge area along with grazing paddocks.
- Alternative use potential subject to gaining necessary planning consents.
- All set in 18.74 Acres [7.58 Hectares ota]
- For Sale as a whole



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Situation

White Moss is a superbly located smallholding and equestrian property, set in an extremely private but rural location yet highly accessible with open rural views over the Wyre countryside, situated just 1.5 miles from the popular village of Hambleton, just a short distance to the market town of Poulton-le-Fylde and easy commuting distance to the A588 which provides for easy links to Over Wyre and to M55. Found in a delightful location, along a private driveway yet just within a short distance of Hambleton which is a thriving village with public houses, school, park, village hall, village shop and places of worship. For those equestrian buyers who are likely to want to compete or attend clinics, Myerscough College is just a short drive away.



Description

A rare opportunity acquire a compact, well-presented smallholding in such as accessible private situation and location. The sale now affords the opportunity for those buyers with equestrian and lifestyle interest.

Located down a private stoned track, the property currently comprises of a 3-bedroomed extended farmhouse, a range of traditional and more modern farm buildings which have been altered and adapted to provide accommodation for approximately 20 stables together with further buildings, indoor arena, outdoor manege, lunging area and grazing paddocks, all set in 18.74 Acres (7.58 Hectares) ota].

The buildings have plenty parking and lots of room around them to turn larger vehicles and trailers.



Farmhouse

A well-presented detached red brick three bedroomed farmhouse, set away from the buildings which adds to the privacy and desirability.

From the driveway a side door leads to an entrance Hallway, with a useful Cloakroom and WC off, rear Office/Snug with windows overlooking the garden and land. From the Hallway leads also to a large open plan Kitchen/Diner with a range of base and wall-mounted units, contrasting worktop, integral appliances to include 1.5 bowl moulded sink, plumbing for dishwasher, exposed mock beam work adding character.

Inner Hallway leads to Utility/Pantry with a range of base units with plumbing for washing machine and tumble dryer and fridge freezer. A front Snug/Sitting Room with chimney breast feature complete with insert multi-fuel stove and tiled hearth. Sitting Room with an extended Adams style fireplace with marble hearth, windows to the front elevation.

From stairs leads to an open Landing area, with three good sized Double Bedrooms and Family Bathroom complement this well-equipped farmhouse.

Outside the home has open lawns to the front and side with detached sectional garden room providing excellent outdoor space overlooking the gardens and the fields beyond.



Buildings

The buildings comprise a range of traditional and modern type farm buildings, predominantly steel portal frame with some brick and block mono pitched buildings originally used for farming but now converted to equestrian which in total provide for approximately 20 stables and loose boxes, together with tack rooms and storage. The highlight being the indoor arena, measuring approximately 30 metres x 50 metres with sand floor to allow for indoor exercise.

A further storage barn which has three double stables, central barn storage area, various other loose boxes and stables, set around the farmyard with further outdoor lunging area on a sand and rubber surface.

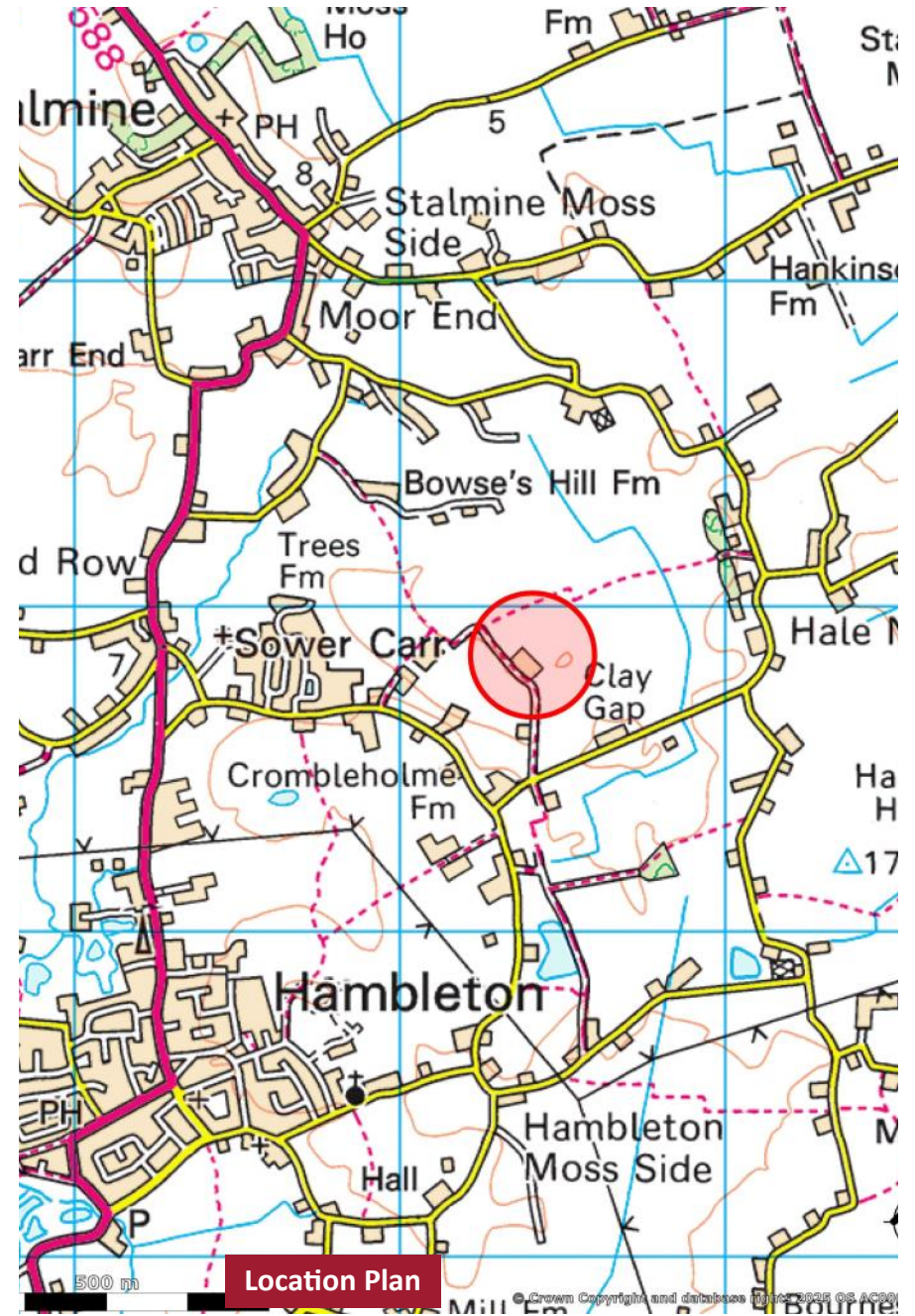
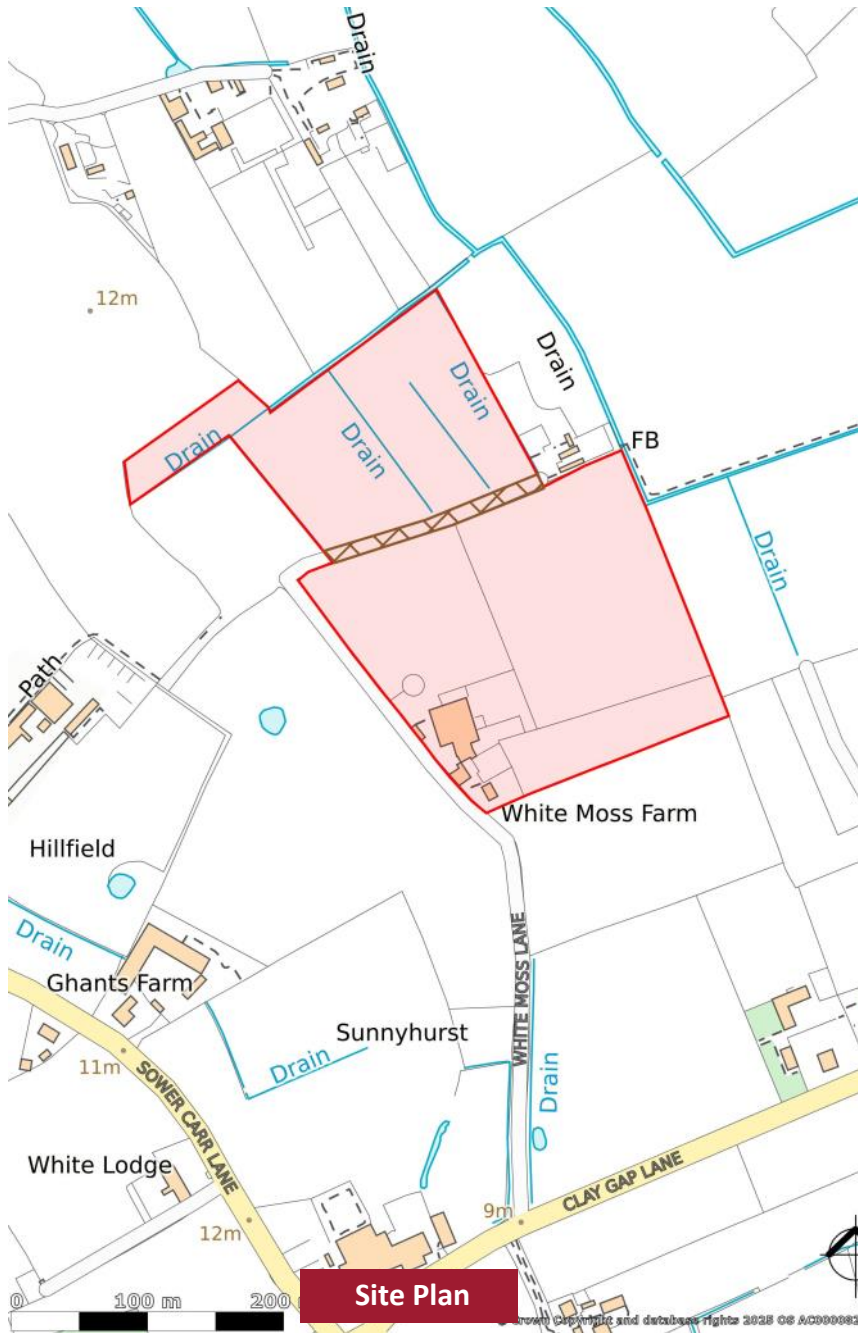
Land

The property has the added advantage of being set within 18.74 Acres [7.58 Hectares ota] of grade 3 permanent pasture grassland surrounding the property and with the added advantage of frontage and access off a stoned access track leading to White Moss Farm. The land is primarily made up of five individual fields which allow for flexibility of grazing and grassland production. The land is level by nature and comprises of amenity ponds providing natural watering but also makes an attractive wildlife haven.

Overall, a wonderful property which is a smallholder's or equestrian purchaser's dream.

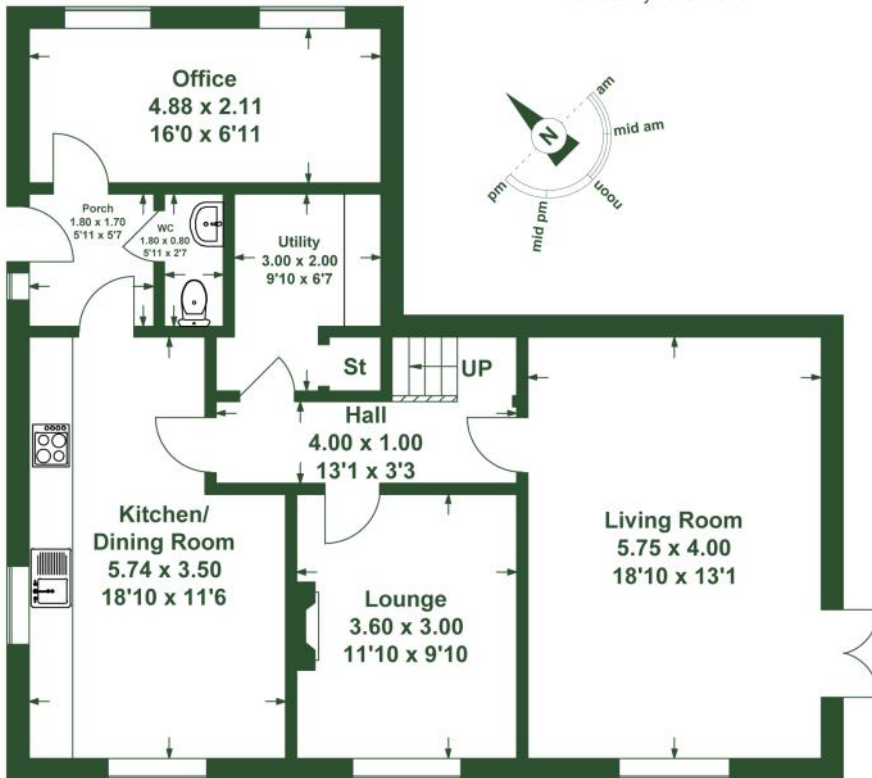






Approximate Gross Internal Area : 82.20 sq m / 885 sq ft

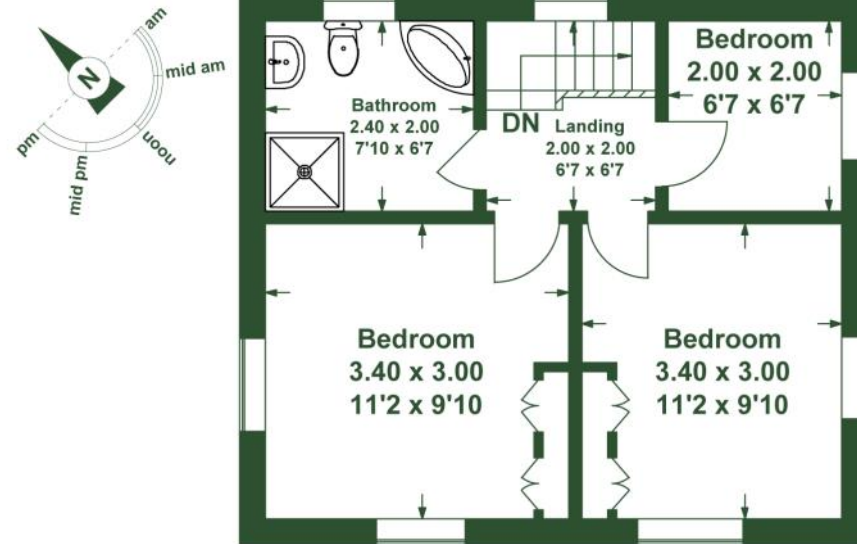
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor

Approximate Gross Internal Area : 38.17 sq m / 411 sq ft

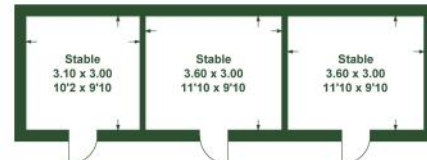
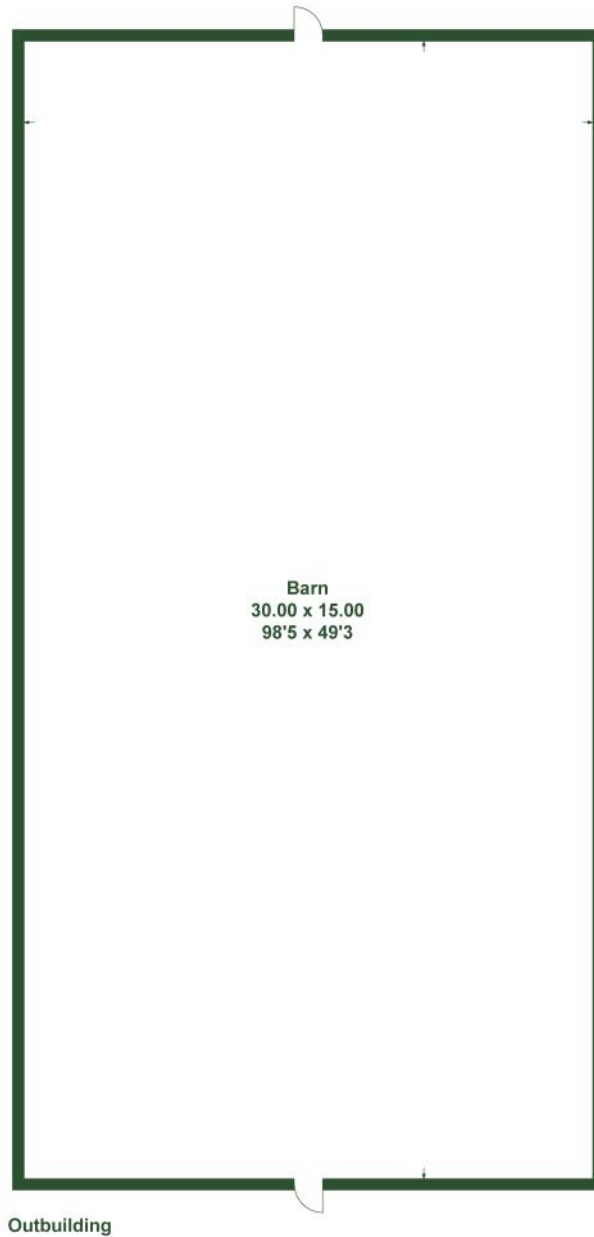
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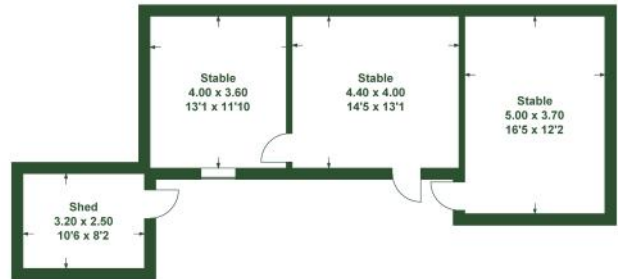
First Floor

Approximate Gross Internal Area : 684.72 sq m / 7370 sq ft

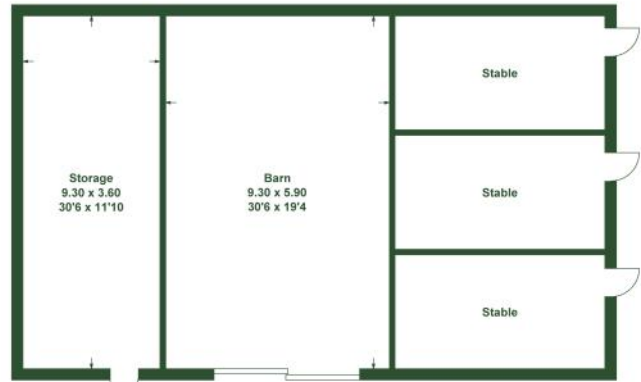
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Any measurements/ floor areas (including any total floor area)
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Outbuilding



Outbuilding



Outbuilding

General Remarks

Method of Sale: White Moss Farm is offered for sale by Private Treaty as a whole. The seller reserves the right to amalgamate, withdraw and exclude any property shown any time or generally amend the particulars for sale dependent on the levels of interest.

Tenure & possession: The property is offered or sale Freehold. (The majority of the land is registered. First registration is currently being undertaken on part of the land). Vacant possession upon completion.

Services: The property has the benefit of mains electricity and mains water connected.

Heating is provided by oil fired central heating boiler.

Drainage: Private drainage, not believed to be compliant with the latest Binding Regulations and therefore purchasers much factor this in when making their offer.

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.

Local Authority: Wyre Borough Council, Civic Centre, Breck Road, Poulton-le-Fylde FY6 7PU,
Tel 01253 891000 / www.wyre.gov.uk.

Council Tax: Band E

Restrictive Covenants : None known

Rights of Way, Easement and Wayleaves: We have assumed wayleaves in favour of Electricity North West and United Utilities for under and above ground apparatus. We understand that there is a right of access for the smallholding to access off White Moss Lane as shown cross-hatched brown. We also understand a footpath travels along White Moss Lane.

Photos, Plans and Measurements: The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

Health and Safety: Given the potential hazards of a previous working farm/smallholding, 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.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 2 and 3.

Unimplemented Planning Consents : Not applicable.

Coal field / mining area : Not applicable.

Communications : Most broadband operations available in the area.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

What3words Location : moral.freely..definite

Listed building : The property is not listed.

Conservation Area / AONB : The property is not located in any conservation or AONB status.

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Viewings: Viewings are strictly by appointment with the sole selling agents.
For the attention of Richard Furnival, Armitstead Barnett, Market Place, Garstang, PR3 1ZA.

Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

SUBJECT TO CONTRACT



North Lancashire

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Lancashire PR3 1ZA
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garstang@abarnett.co.uk

South Lancashire

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Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria

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01539 751 993
cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

Armitstead
Barnett

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. 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 the correctness of them. 02. 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. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. 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. 05. 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. 06. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		