Back Lane, Greenhalgh, Kirkham, PR4 3HP

O.I.R.O. £900,000

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Offers in the region of £900,000

3 Bedrooms | 1 Bathroom | 29.70 Acres OTA

- Mixed small amenity farm in a sought after location
- Three bedroom character farmhouse
- Range of traditional farm buildings with alternate use potential (STPP)
- Farm and amenity land in total extending to **29.70 Acres** (12.02 Hectares)
- Additional income from an Established Gun Club facility
- Fantastic location, close to junction 3 M55
- Open rural views
- For sale by Private Treaty as a whole

Situation

Syke Hall Farm is superbly located in a rural, yet highly accessible location with open rural views over the Fylde countryside, situated just 1 mile from junction 3 of the M55 motorway network, and easy access off the A585 Fleetwood Road. The market town of Kirkham is approximately 3 miles south with a wide range of services and amenities.

The property is excellently located making this a highly accessible property for commuters or for those parties looking for a project which would be accessible for users.

Description

A rare opportunity to acquire a compact mixed use amenity farm in such an accessible prime situation and location. The property has been in the same family ownership for over 50 years but the sale now affords the opportunity for those with amenity, residential, agricultural, lifestyle, commercial and leisure interests.

The property currently comprises a 3 bedroomed character semi-detached farmhouse, a range of traditional red brick single and double storey farm buildings which have obvious alternate use potential, equestrian buildings and Dutch barn. A total landholding of **29.70 Acres** (12.02 Hectares) which also accommodates Blackpool Sporting Clays Club on a 5 year commercial lease adding a useful income stream of £10,000 per annum, the Gun club has independent access and facilities covering approximately 10acres. (Expiry date 2031)

In summary, a great property offering endless opportunities.

Farmhouse

A character 3 bedroomed semi-detached farmhouse set off Back Lane being attractive render and part-exposed red brick under pitched slate roof. With a southernly aspect

From the cobbled courtyard a door leads directly into the rear kitchen with a range of built-in cupboards, upstairs cupboard and a window overlooking the rear elevation.

From the kitchen leads to the living room with a brick fireplace and insert feature woodburning stove and door leading to the front entrance porch. From the living room leads into a useful snug/ lounge with a window to the front elevation. From this the central stairs leads to a small landing with airing cupboard, with three good sized bedrooms and a functional family bathroom.

The farmhouse does require a programme of refurbishment but allows potential purchasers the unique opportunity to put their own tastes and specifications to the property.

Outside and to the west can be found a good-sized garden, to the side which is predominantly laid to the lawn with additional ornamental flower borders, further vegetable patch with small equestrian turn-out area and useful sectional garage/workshop with additional side car parking.

Farm Buildings

The farm buildings are one of the many highlights of Syke Hall Farm, comprising a range of traditional red brick barns ether adjoining the farmhouse or opposite creating a lovely courtyard feel. The farm Buildings include the main double height barn adjoining the farmhouse, a further single story attached lean-to. Opposite is a loose box complex and garaging which is a range of single story red brick pitched slate roof buildings, lastly of the traditional buildings is an adjoining double height red brick under pitched slate roof barn.

Further steel framed Dutch barn, and timber stables just off the main yard.

Land

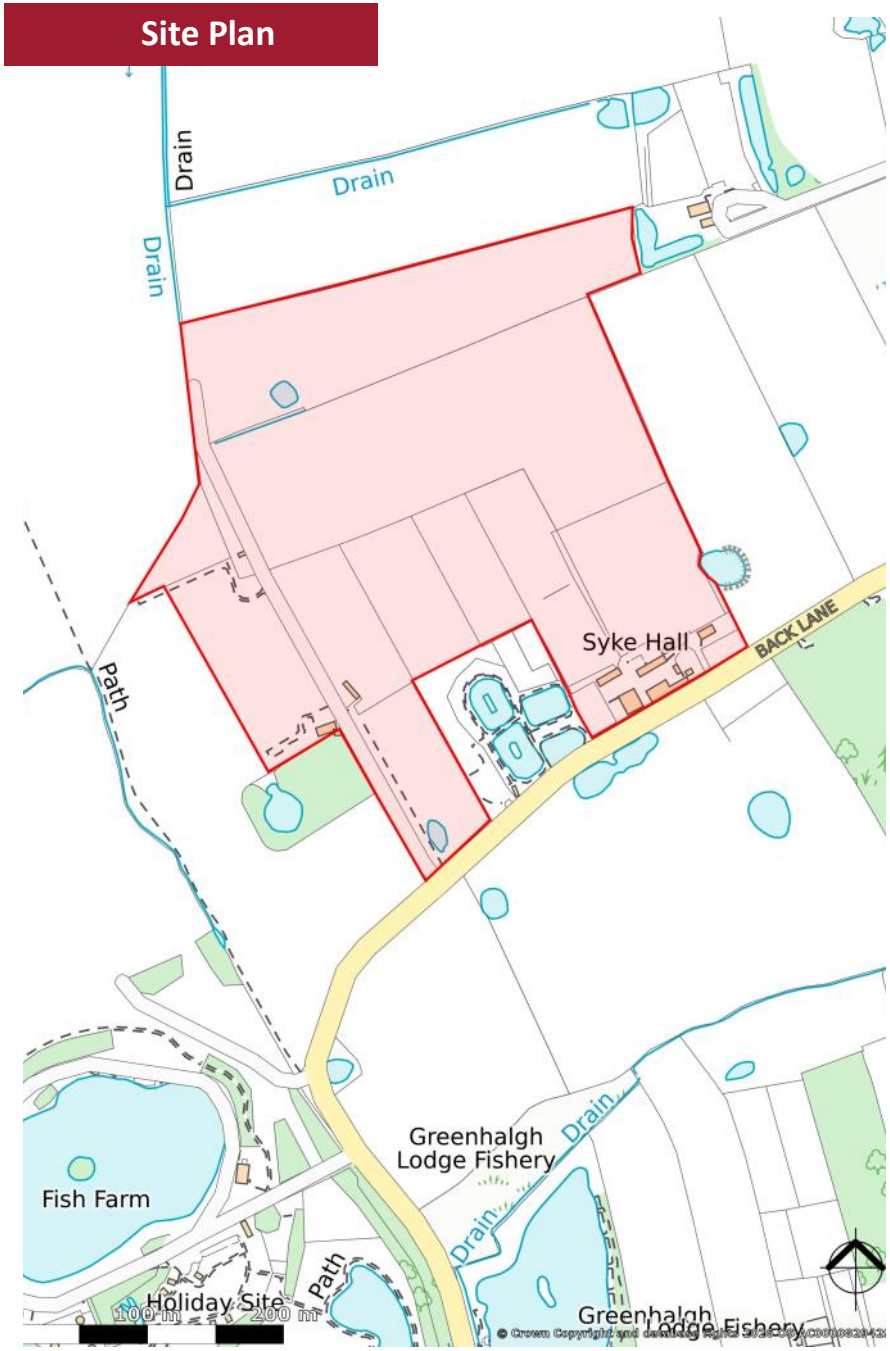
The land in total extends to **29.70 Acres** (12.02 Hectares) set within predominantly within a ring fence surrounding the property and with the added benefit of frontage and independent access off Back Lane.

The internal access track to the Gun Club also aids access to the rear farmland which is currently divided into a number of fields for equestrian and agricultural purposes.

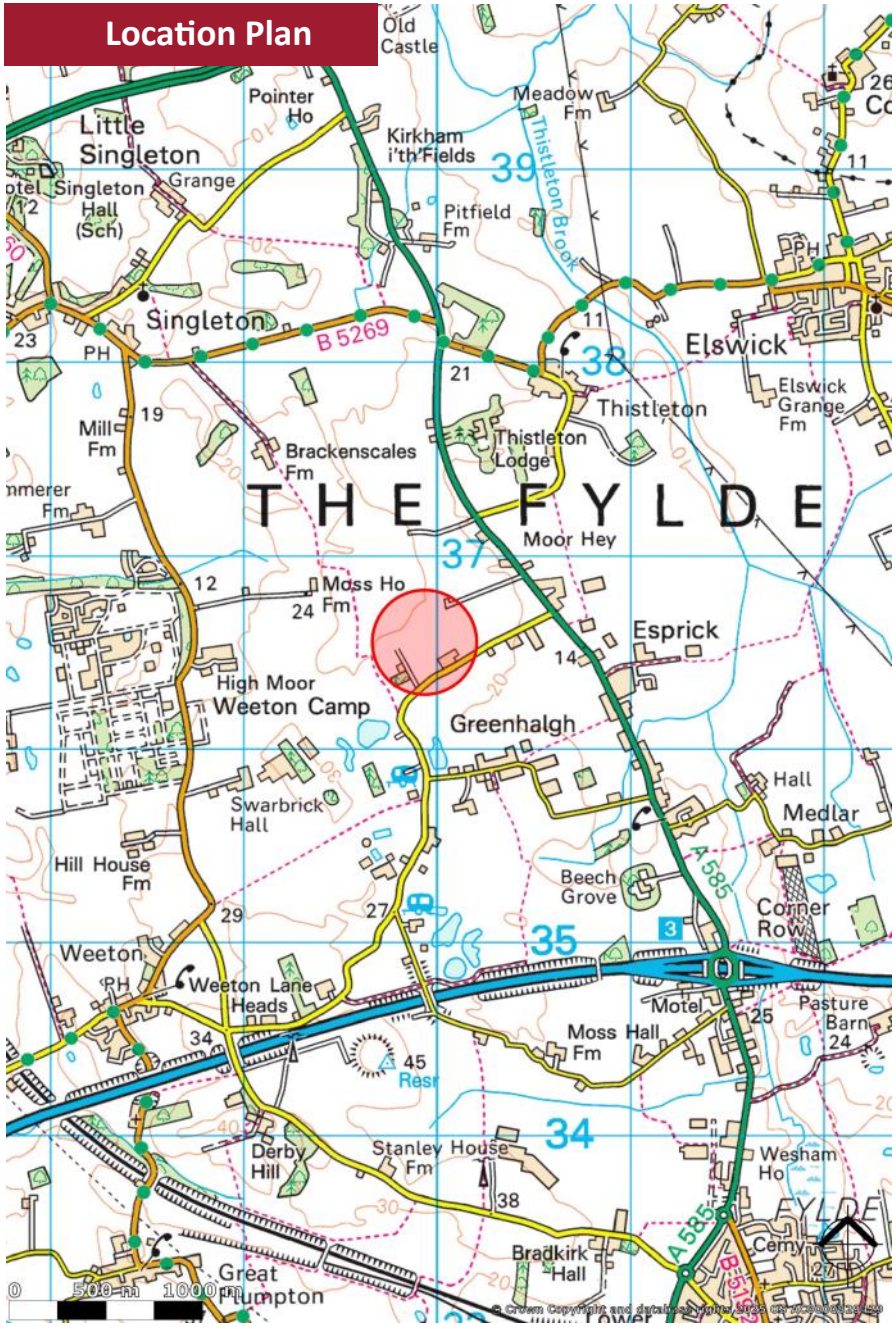
The land includes arable land of 14.44 acres, the remainder of the land being made up of grassland field enclosures, gardens, paddock and the area currently utilised by Blackpool Gun Club, which has an independent access track together with car park, temporary club house and storage areas.

The land is level by nature currently growing permanent pasture grassland and arable rotation. Mains water and natural watering available.

Site Plan



Location Plan



General Remarks

Method of Sale: Syke Hall 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 level of interest.

Tenure & possession: The property is offered or sale Freehold with vacant possession upon completion, held under Titles 432807, LA518763, LA728741.

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

Drainage: Private drainage believed to be non-compliant with the latest binding Regulations. Purchaser to take on the responsibility for compliance and will make an allowance for that within their offers.

Restrictive Covenants : None known

Listed building : The property is not listed.

Rights of Way, Easement and Wayleaves:: We are not aware of any public or private rights of way, easements or wayleaves affecting the subject property. We have assumed wayleaves in favour of Electricity North West and United Utilities for above and below ground apparatus.

Construction Type : Syke Hall Farmhouse comprises of brick under render with pitched slate roof .

Heating is provided by oil fired central heating boiler.
Please note: Amitstead 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.

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 1.

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 : euphoric.mugs.dote

Blackpool Sporting Clays/Gun Club: A part of the farm is currently occupied by the Blackpool Sporting Clays covering an area of approximately 10 Acres. An existing Lease Agreement is in place, with a term date until 2031 (5 years) The current rental is **£10,000 per annum**. The vendor will pass over the pro rata payment dependent on completion date. It is assumed that all fixtures and above ground apparatus are owned by Blackpool Sport Clays and therefore will be removed from the site. *Copy of the lease agreement available upon request*

Local Authority: Fylde Borough Council **Council Tax:** Band E

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

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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 Fumival, Amitstead 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.

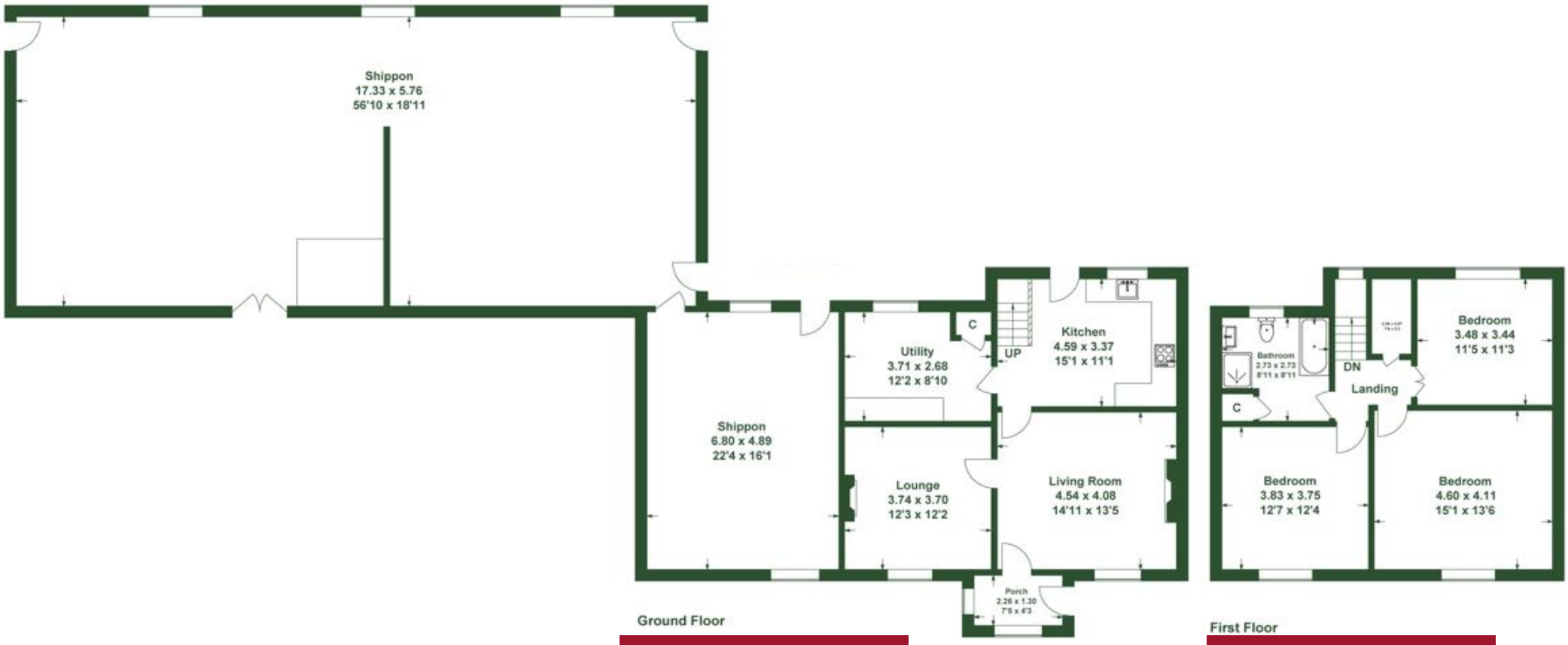
Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

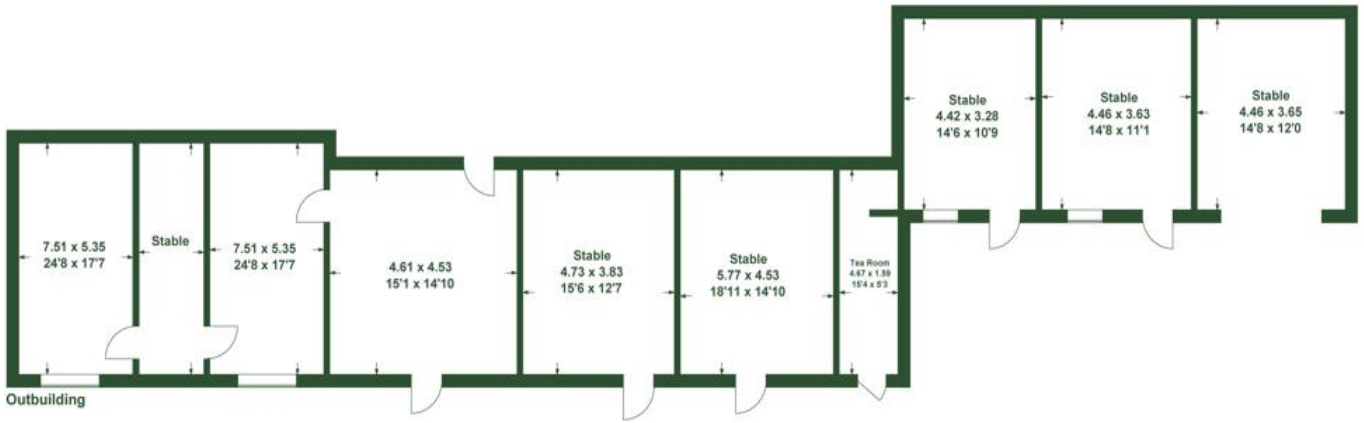
Approximate Gross Internal Area : 288.37 sq m / 3104 sq ft
Outbuilding : 368.90 sq m / 3971 sq ft
Total : 657.27 sq m / 7075 sq ft

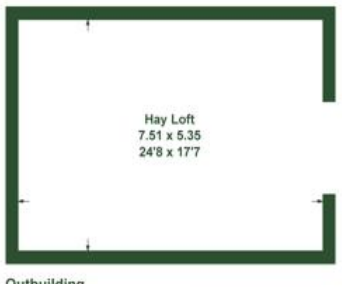
This floorplan is for illustrative purposes only. It is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

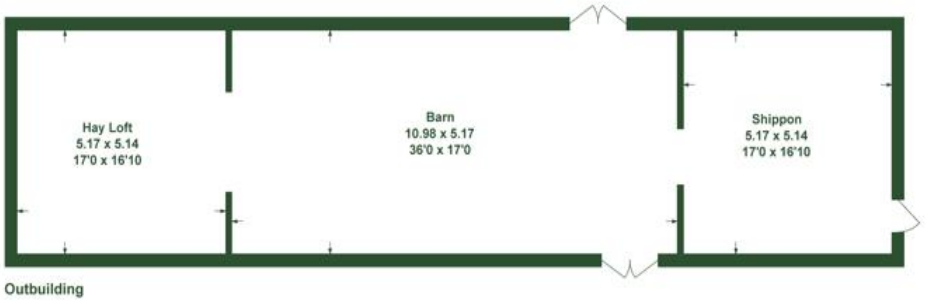


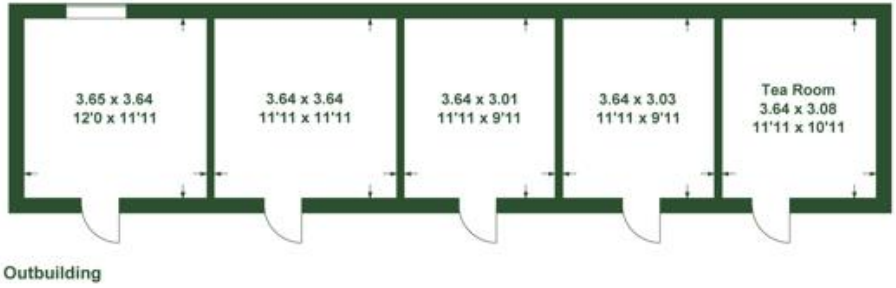
Ground Floor

First Floor



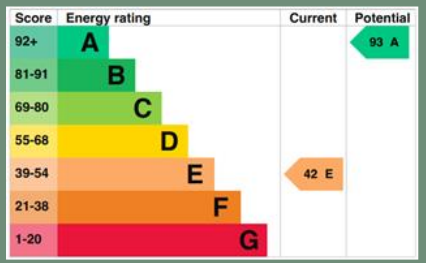






Outbuildings

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



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