



Home Farm, Grape Lane, Croston, Leyland PR26 9HB







Home Farm

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Offers In The Region Of £2,000,000



7 Bedrooms



4 Bathrooms



55.34 acres

-
- Productive, intensive ring fenced dairy farm
 - 4 bedroom farmhouse and 3 bedroom attached annex
 - Extensive range of modern portal frame farm buildings.
 - Cubicles for in excess of 200 cows together with followers.
 - Set in **55.34 acres** (22.41 hectares) of Grade 3 land..
 - Option to purchase 3 robotic milkers and associated dairy equipment
 - Offered for sale as a whole.

Leyland - 7.5 miles,

Preston - 12 miles,

Croston - 0.6 miles.



Situation

Home Farm is superbly situated within the outskirts of the popular village of Croston, offering convenient access to the amenities of Burscough, Tarleton and easy access onto the M6 at Leyland junction 26 and junction 27 to the south.

Description

The farm is an excellent intensive dairy farm, in total extending to **55.34 acres** (22.41 hectares) which has been significantly modernised within the last 10 years to provide for a well presented dairy farm with cow accommodation for in excess of 200 cows in modern style cubicles together with youngstock accommodation.

The vendor has recently installed 3 robotic milkers with associated shedding gates, cattle handling and plant together with a 20,000 litre De Laval milk silo. These can be purchased separately if the buyer wishes to continue dairy production via the robotic milkers.

The farm has a large concrete yard and ample slurry facilities with a 2 million gallon clay lined lagoon together with underground tanks all set in just over 55 acres of grade 3 grassland in a private sought after location.

The farm has been in the same farming family ownership for in excess of 130 years but now provides an exciting opportunity to acquire a ring fenced multipurpose farm within the popular Croston area, to include a well-presented 4-bedroom farmhouse and additional 3-bedroom adjoining annex which allows for multi-generational living

It is rare that a stock farm of this nature and in its location comes to the market and viewing is highly recommended to appreciate the holding and its potential.





Home Farmhouse

Home Farmhouse sits at the approach to the farmstead with its own privacy to the east, built in 1973 which was constructed subject to an Agricultural Occupancy Condition. The farmhouse is brick under slate, internally the accommodation is set over two floors with a side entrance porch leading into a very useful utility, separate cloakroom, front study, rear general storage, kitchen/diner with a range of wall and floor mounted kitchen units in mid oak, integral appliances, dual aspect sitting room/dining room with an insert multi-fuel stove, front hallway. To the first-floor is a master bedroom with an en-suite shower room, three further good-sized double bedrooms and well-presented modern family bathroom.

The farmhouse has a separate driveway and extensive gardens to side and rear.

The Annex

Adjoining two-storey annex constructed in 2014 which provides for multi-generational living, in close proximity to the farmhouse. Accessed via rear porch with under floor heating throughout the ground floor, there is a kitchen/diner with a range of wall and floor mounted kitchen units, granite worktop, integral appliances, cloakroom, front sitting room with bay window, oak flooring, oak stairs leading to first floor, study. To the first-floor is a master bedroom with en-suite shower room, two further good-sized double bedrooms and family bathroom. The Annex has its own garden space, car parking and detached double garage to the rear.



Farmhouse



Annex



Farmhouse



Annex



Annex



Garden



Farmhouse



Garden





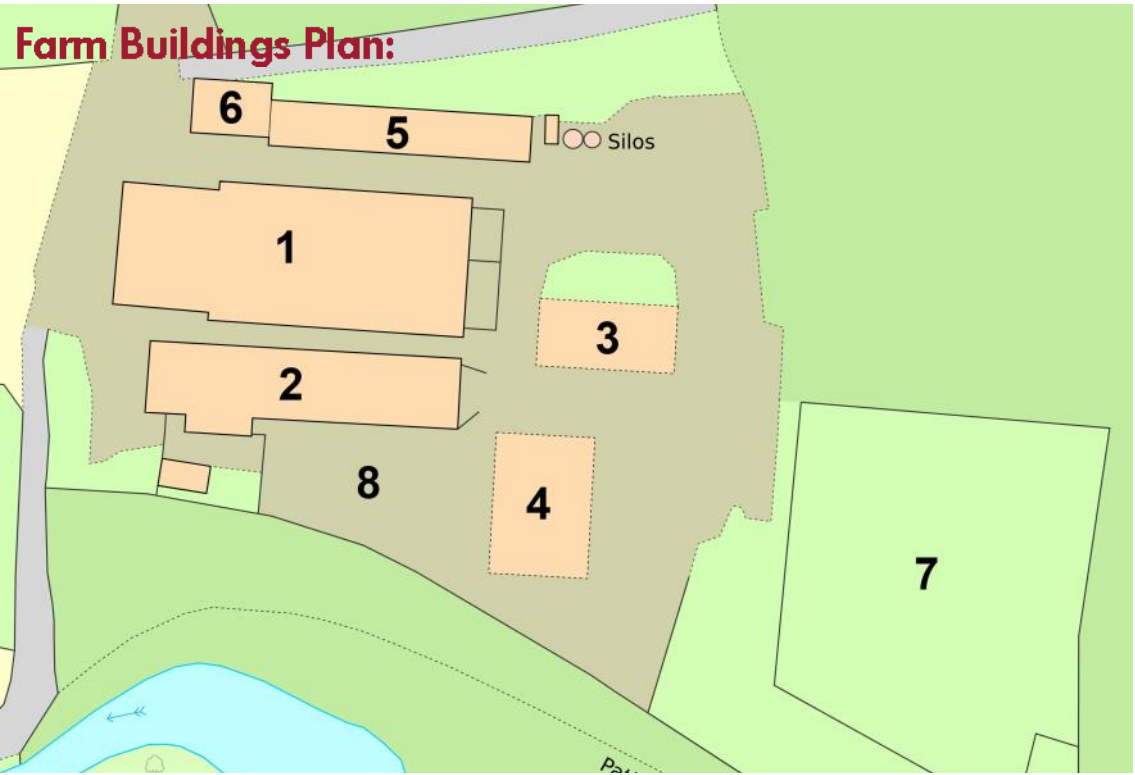
Farm Buildings

The farm buildings comprise a range of modern portal framed farm buildings with scope and capacity for alternate use if required, currently accommodating 209 comfort style mushroom cubicles, together with loose housing accommodation and calf buildings.

The farm is an established dairy unit but can be easily adapted to young stock accommodation or alternative use subject to planning.

The buildings have underground slurry channels and tanks together with a further 2 million gallon clay-lined slurry lagoon located off the farmyard, extensive concrete yard area for storage and silage accommodation. Together with a solar array located on the roof of the cubicle building providing income and cost saving.





Building Number	Building Name	Description	Approximate Measurements	
			sqm	sqft
1	Main Building	Steel Portal Farmed, currently accommodating over 152 comfort style mushroom cubicles	1,333	14,350
2	Workshop & Cattle Building	Steel Portal Farmed, currently accommodating over 57 comfort style mushroom cubicles	669	7,200
3	Silo Building	Steel portal framed, open fronted	278	3,000
4	Straw Yard	Steel portal framed, loose housing	445	4,800
5	Calf Building	Steel portal framed	418	4,500
6	Farm Education Classroom	Lean to steel portal frame building	47	500
7	Slurry Lagoon	2 million gallon capacity, clay-lined, located just off the farmyard		
8	Sand Paddock	Membrane and sand		
Total			3,190	34,350





Land

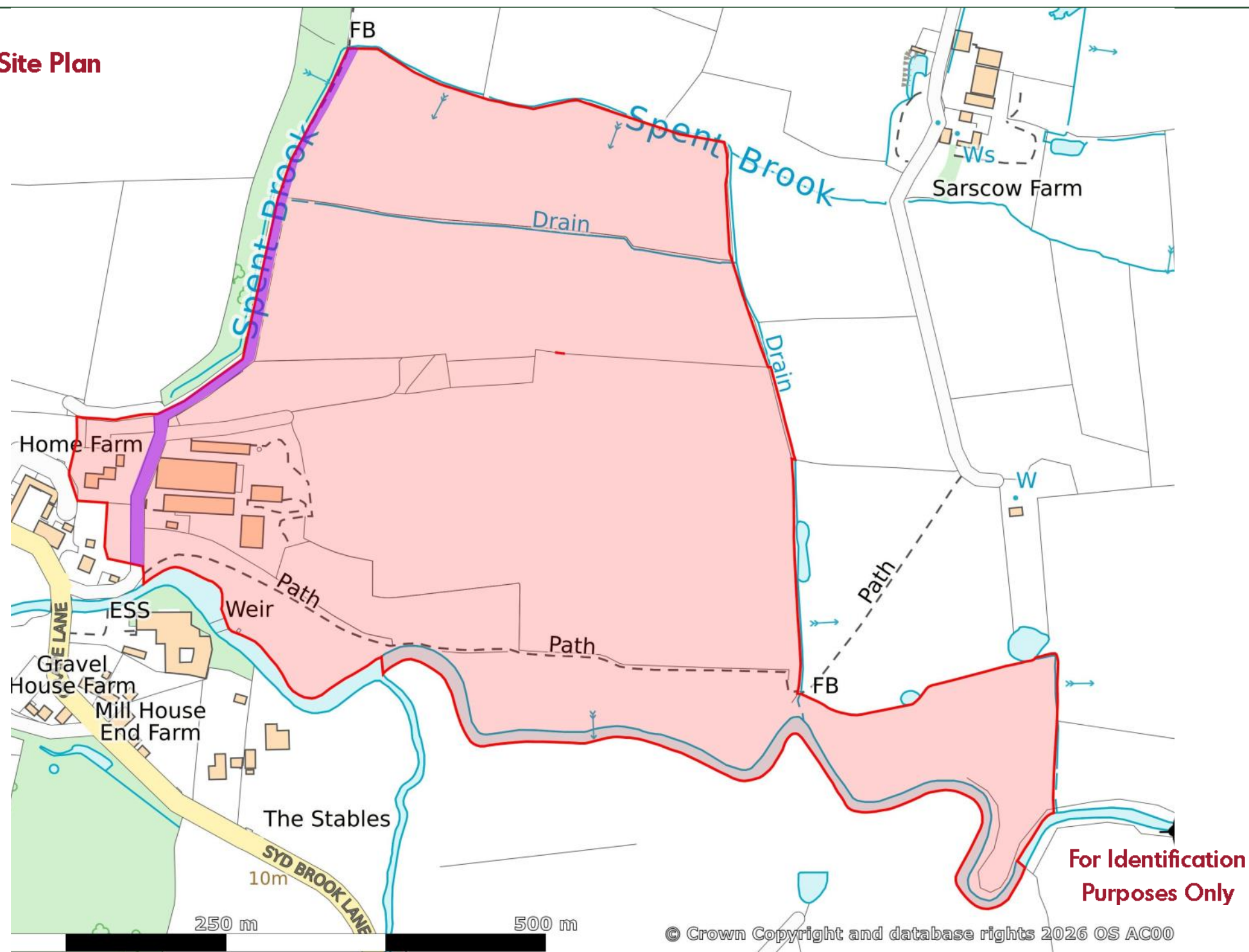
The land at Home Farm comprises of 11 parcels of excellent quality temporary grassland and permanent pasture adjacent to the River Yarrow.

All of the land is classified as Grade 3 under the DEFRA Agricultural Land Classification Maps, level by nature with a clay and loam soil, ideally suited to grassland production.

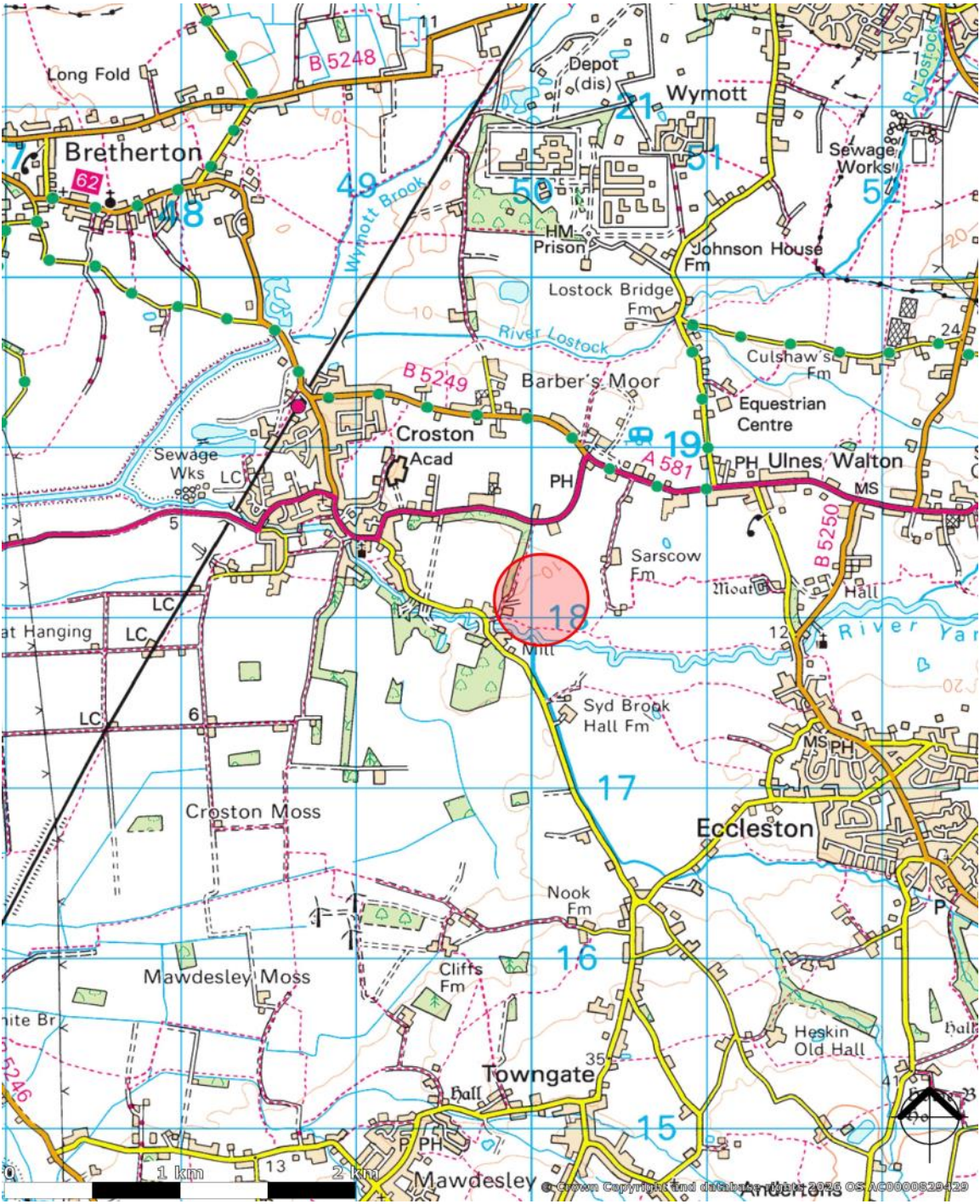
The land is enclosed with post and sheep netting, established hawthorn hedging, a number of internal accesses and roadways adding to the flexibility and desirability of the land.



Site Plan



SD Grid Reference	Parcel Number	Description	Acres	Hectares
SD5018	0730	Meadow Land	8.43	3.41
SD5018	0818	Meadow Land	11.05	4.47
SD5018	1304	Meadow Land	18.46	7.47
SD4917	9195	Permanent Pasture	2.30	0.93
SD4918	9105	Farmyard and Other	3.54	1.45
SD5017	0595	Permanent Pasture	2.10	0.85
SD5017	1888	Permanent Pasture	3.88	1.57
SD5017	4684	Permanent Pasture	4.47	1.81
SD4918	7902	Permanent Pasture	0.25	0.1
SD4918	7909	Permanent Pasture	0.27	0.11
SD5018	0613	Woodland	0.59	0.24
Total =			55.34	22.41



General Remarks

Method of Sale: Home Farm is offered for sale by Private Treaty as a whole however the vendor reserves the right to amalgamate withdraw and exclude any of the property shown at any time generally and amend the particulars of sale depending on the level of interest. All prospective purchasers are encouraged to register their interest early with the selling agents.

Tenure & Possession: The property is offered for sale Freehold with vacant possession granted upon completion.

Ingoing's In addition to the purchase price, the purchaser will be responsible for purchasing all of the crops in store at the date of completion. A valuation will be carried out via the seller's agent at their discretion and will be final.

Farm Dispersal Sale: the vendors reserve the right to conduct a farm dispersal sale on site at a time dependent on exchange and completion dates.

Services Single and 3 Phase mains electricity. Metered mains water supply available to the farmhouse, buildings and land. Private drainage. The Farmhouse is on LPG calor gas and The Paddock is on mains gas central heating boilers.

Local Authority: Chorley Council, Civic Offices, Union Street, Chorley PR7 1AL (www.chorley.gov.uk)

Sporting, Shooting & Mineral Rights: All sporting shooting, fishing and mineral rights are believed to be held in hand or pass to the successful purchaser.

Access, Easements and Wayleaves: The property is sold subject to and with the benefit of all rights of way whether public or private referred to in these particulars and stipulated or not. There is a footpath along the farm driveway through the buildings and adjacent to the fields. RDF to complete further info.

Restrictive Covenants: None known.

Unimplemented Planning Consents: None known.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Richard Furnival. 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. Our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

Date photographs taken: September 2026

Vendor's solicitors: Napthens Solicitors LLP, Darwen House, Walker Office Park, Blackburn BB1 2QE
FAO: Andrew Holden

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.

Construction Type: The residential property is mainly of red brick under pitched slate roof construction. The farm buildings are a mixture of steel portal frame and mono frame with profile clad.

Flooding: According to the Environment Agency website the property sits in flood zone 1, part of which is close to the River Yarrow being shown as a flood zone 3.

Environmental Stewardship Schemes The land is entered into a Countryside Stewardship Agreement. Further details are available from the selling agents.

Dairy Equipment The purchaser will be given an opportunity to purchase separately in addition to the purchase price of the farm the 3 x DeLaval VMS V310 robotic milkers (two installed in 2020, one installed in 2025) together with internal shedding gates, all computers, apparatus and 20,000 litre De Laval milk silo, buffer tank etc.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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

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.

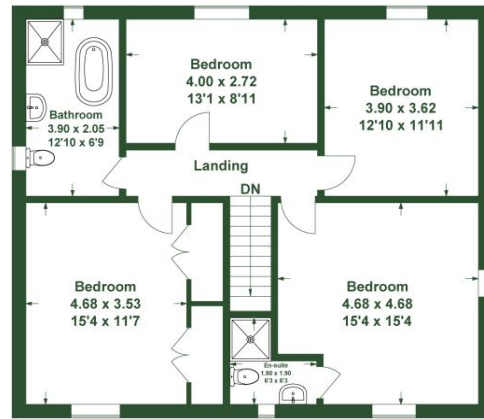
Mortgage Referrals : Refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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.

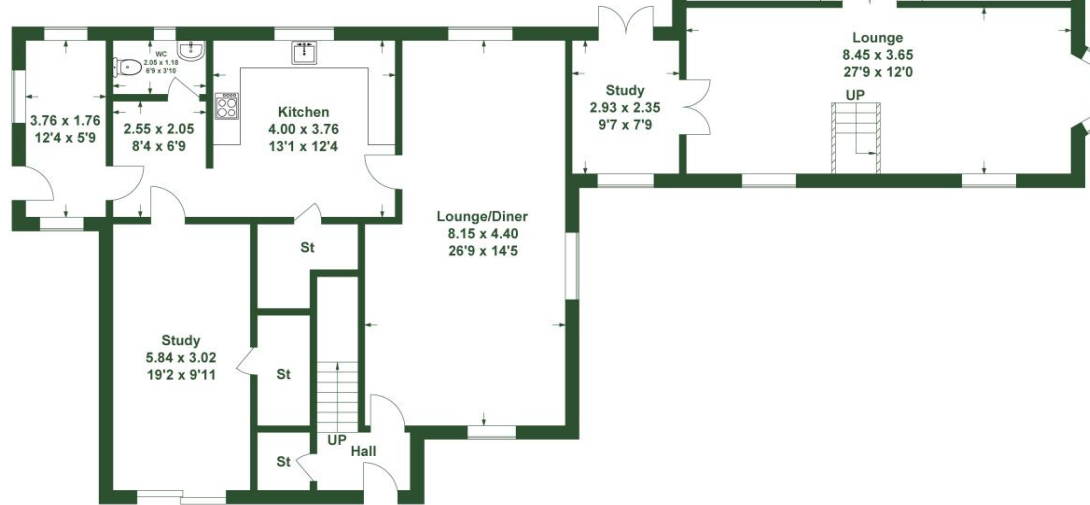
AML checks: Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly 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.



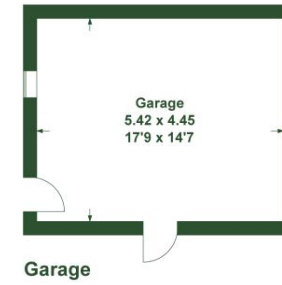
Approximate Gross Internal Area : 317.75 sq m / 3420 sq ft
Garage : 24.11 sq m / 260 sq ft
Total : 341.86 sq m / 3680 sq ft



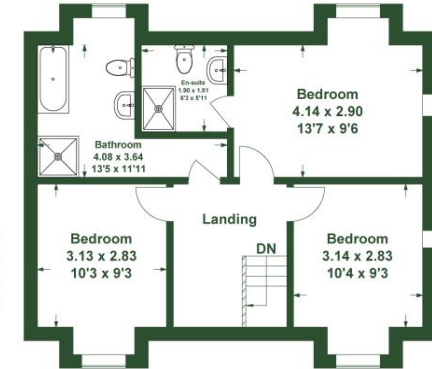
First Floor



Ground Floor



Garage



First Floor

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

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 to 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 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		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

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



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