

School Lane, Out Rawcliffe, Preston, PR3 6BH

O.I.E.O. £1,000,000





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5 Bedrooms | 3 Bathrooms | 49.6 acre

- A well-located farm in a sought-after location
- 5-bedroom substantial character farmhouse
- Range of useful traditional and modern portal frame buildings with alternate use potential (STPP)
- Productive Grade 2 and Grade 3 meadow and arable land, in total extending to **49.63 acres (20.1 ha)**
- Fantastic location with private driveway
- For sale by Private Treaty as a whole





Situation

Moor Hall Farm is superbly located in a rural yet highly accessible location with open rural views over the Wyre countryside, situated just 1.5 miles from the popular village of Great Eccleston which has a wide range of amenities and easy access to Hambleton and the arterial road network within the locality.

The property is excellently located just a short drive to the M55/M6 motorway network and to the A6 which also links Garstang to Lancaster. Ideal for those purchasers looking for privacy but the flexibility of a well-located property.

Description

A rare opportunity to acquire a compact, well-presented farm in an accessible prime location. Moor Hall Farm currently provides for a substantial five-bedroom extended farmhouse with kitchen, two living rooms, three bathrooms, utility, extensive front and rear gardens, landscaped pond, paddocks, with the added advantage of a one-bedroom annex accommodation, together a range of modern and traditional farm buildings, predominantly steel portal frame, offering a great deal of flexibility and alternate use potential subject to gaining necessary consent.

The farm is surrounded by level grade and Grade 3 pasture and arable land in a total plot of **49.63 acres** (20.08 ha) ota, accessed off School Lane, via its own private driveway.

In summary, a great property offering plenty of opportunities for farming, amenity, equestrian, developers and lifestyle buyers.







Farmhouse

A substantial character, south facing semi-detached farmhouse of red brick and stone under a slate roof with part of the original farmhouse being rendered. The farmhouse in parts has been modernised but retaining many of its character features. From side entrance leads directly into **Kitchen**, single storey extension with a vaulted ceiling and feature insert fireplace. The kitchen is fitted with solid wood wall and base units with a contrasting hardwood work surface, a Range Master cooker and stainless extractor hood. Other integral kitchen appliances include a peninsular unit and Belfast sink with a mixer tap over. They floor is ceramic floor tiles. The fireplace has a solid fuel long burner with flagged hearth. Door through to **Utility Room** with a range of fitted wall and base units, large sink, plumbing for washing machine. Access to **Living Room** located at the front of the property with windows overlooking the front, exposed timber beams, spotlights, door through the **Dining Room** Central part of the original farmhouse, solid wood floor, inglenook fireplace, exposed brickwork, access through double glazed doors to **sitting room** with solid timber floor, insert wood burning stove, windows to front and side, side patio door.

Second Utility, kitchenette style located to the rear of the property, purpose built, providing fitted base units and large stainless steel sink and rear entrance porch with stairwell and exposed feature stone wall. **Wet Room**, fully tiled downstairs washroom with WC wash handbasin and electric shower, heated towel rail. The first floor leads to the large **Master bedroom** with a vaulted ceiling, Velux window, windows to front and side with feature **en-suite** facility, three further good-sized **double bedrooms** and a well-equipped 4-piece **family bathroom** and a small 5th **bedroom/ office** with stairs leading to the second floor, turned staircase with 2 **useful rooms** or **bedrooms** with under eaves storage.

Externally the farmhouse has the benefit of large front south facing patio, enclosed rear walled garden area, further side gardens, ample parking to the front, lawned area leading to landscaped gardens with mature borders with a man-made ornamental pond.



	Name	Description	Measurement
1	Traditional Barn	Adjoining the farmhouse, brick built, recently re-roofed with a corrugated cement fibre sheet The barn has concrete floor with loft and traditional stables to one quarter. General storage.	90ft x 60ft (5,400ft²)
2	Lean to/Garage	Brick built with render finish, mono pitch slate roof, window to front elevation, currently used for storage.	30ft x 12ft (360ft²)
3	Farm Office/ Storage	Brick and stone built over two storeys, attractive universal building which has a dual pitched slate roof, double height brick archway to the front gable, stone steps to the side for access to the first floor which houses the annexed accommodation.	30ft x 20ft (600ft²)
4	Workshop	Adjoining the farm office to the rear, 3 bay steel portal frame, concrete floor, corrugated profile sheet with concrete block cladding to lower half and sheet profile to eaves. Three phase electricity, currently used as farm workshop.	50ft x 45ft (2,250ft2)
5	General Purpose Building	Located to the rear of the complex, steel portal frame, concrete floor, concrete block walls and corrugated metal sheet roof.	55ft x 50ft (2,750ft²)
6	Livestock Building	Three bay steel portal frame Apex building with concrete block cladding, corrugated metal sheet roofing, concrete floor. Internally loose pens, feed passage and machinery storage area.	90ft x 40ft (3,600ft²)
7	Machinery Shed	Two bay steel portal frame with earth floor, corrugated metal roof, reinforced concrete panel cladding.	50ft x 40ft (2,000ft²)

The farm also has separate annex/accommodation can be found in the adjoining barn which has separate stairs to the first floor with an open plan living accommodation with separate bathroom and kitchenette.

Farm Buildings

A range of well-presented traditional and modern buildings, set to the side of the farmhouse, well laid out with driveway off, adding to the privacy of the farmhouse. The buildings comprise a useful range as described within the table adjacent:

Land:

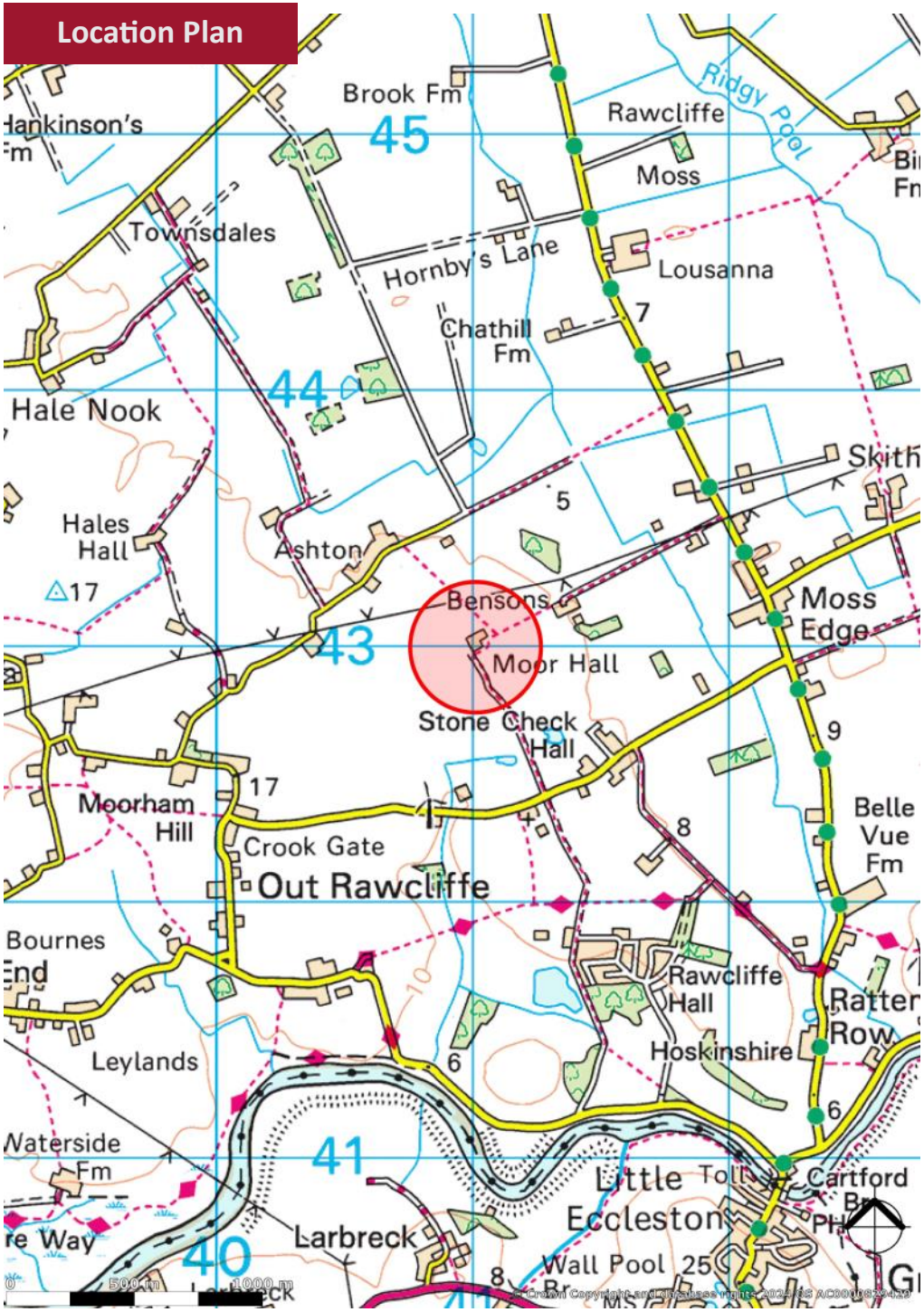
The land is one of the main highlights of Moor Hall Farm, extending to a total plot of **49.63 acres** (20.08 ha) ota, set within a ring fence surrounding the property and with the added advantage of frontage and access off the private driveway.

The land is currently down to temporary grassland and/or arable rotation and is classified as Grade 2 and Grade 3 under the DEFRA Agricultural Land Classification Maps where Grade 1 is classified as the best and most productive and Grade 5 is the least productive.

The land is level by nature, also comprises amenity ponds providing natural watering facilitates but also making an attractive wildlife haven. Mains water is also available to the fields in close proximity of the farm buildings.



Location Plan



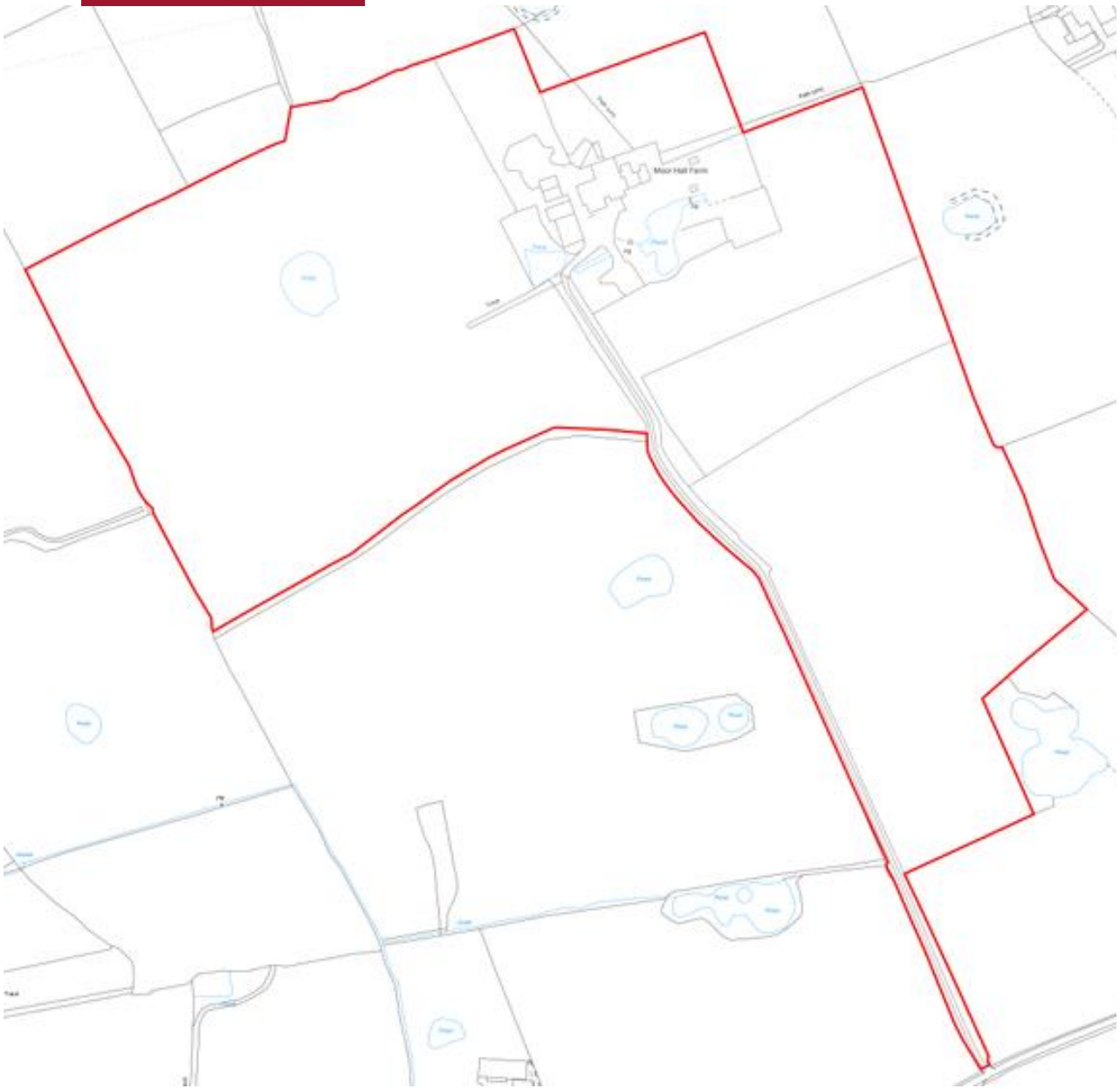








Boundary Plan





Annex/Granny Flat



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of electric storage heaters and woodburners. Foul drainage is via septic tank, the vendor informs us this is compliant with current regulations. The farm has a small scale rook mounted Solar PV connected with valid FIT

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.

Parking allocated and number of spaces : Various farm buildings, yards and covered areas additional to a garage and driveway

Construction Type : Traditional Brick and block under slate roof
Building Safety : N/A
Restrictive Covenants : No known|
Listed building : The property is not listed.
Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : the property is sold subject to and with the benefit of all rights of way whether public or private whether referred to in these particulars and stipulations or not. There is an easement in principle in favour of National Grid for an overhead power lines and pylon which crosses the property.

Plans, photographs and measurement – The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system, Edozo and the Rural Land Registry plans. The information is provided for reference purposes only. The purchaser should have deemed to satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

Health and Safety – given potential hazards on a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, particularly around the farm buildings, slurry compound and livestock.

Footpaths / Bridleways : There is a public footpath through the farmyard.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.
Planning Consents affecting the property : None known. This
Accessibility adaption information : Wet room bathroom on ground floor.
Coal field / mining area : N/A

Communications :
Broadband: BT Broadband
Mobile signal: Yes
B4RN : vendor advised the property is connected to B4RN (add in if available)
The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4rn.org.uk
Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

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

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

Local Authority: Wyre Borough Council **Council Tax:** Band D

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. Some of 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.

What3words Location : ///pursue.meal.sunbeam

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.

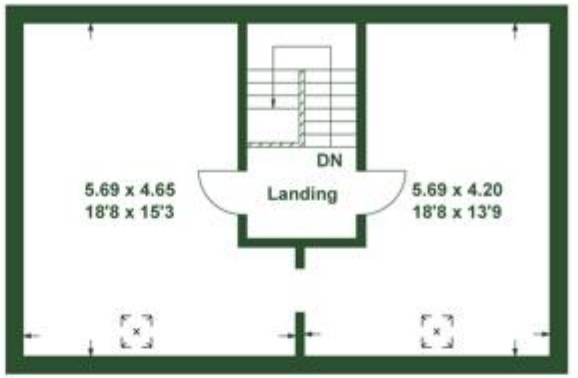
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead 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.

Date photographs taken : November 2026 **SUBJECT TO CONTRACT**

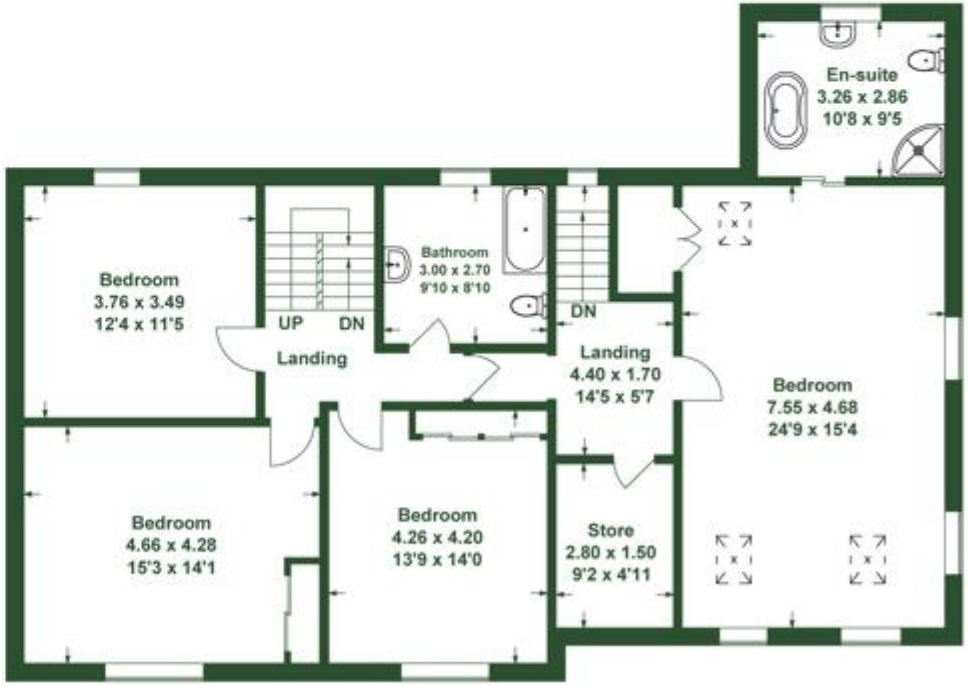
Approximate Gross Internal Area : 360.43 sq m / 3880 sq ft
Outbuilding : 283.34 sq m / 3050 sq ft
Total : 643.77 sq m / 6930 sq ft



Loft

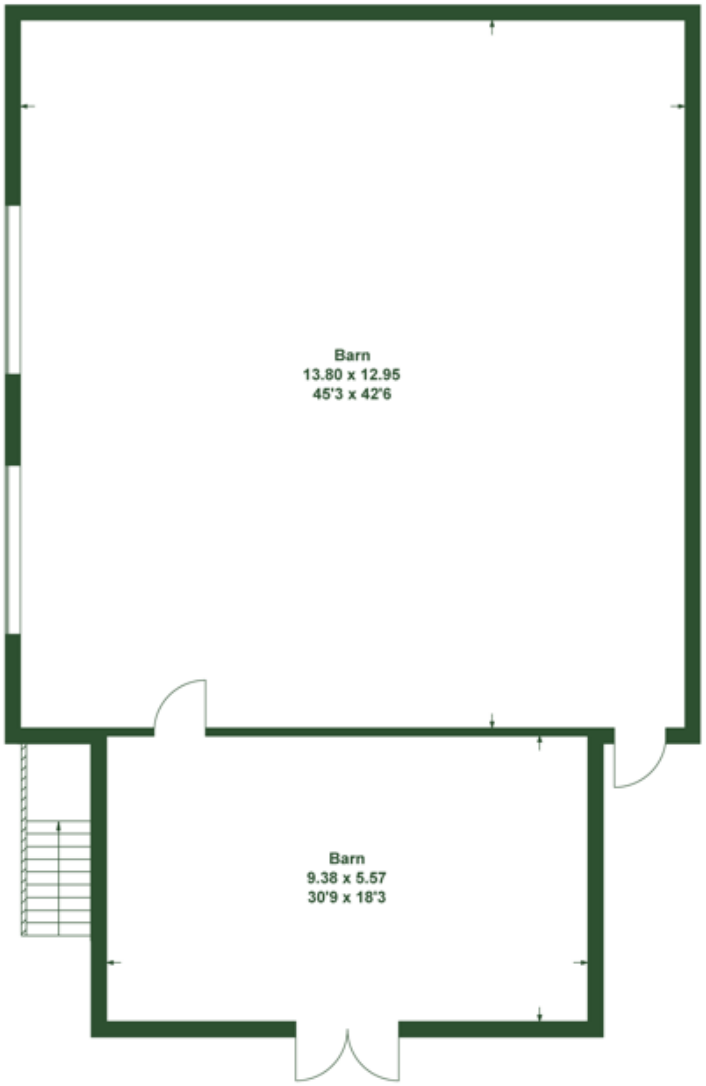


Ground Floor



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



Outbuilding Ground Floor



This floorplan is for illustrative purposes only, it is not drawn to scale.
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and orientation are approximate.
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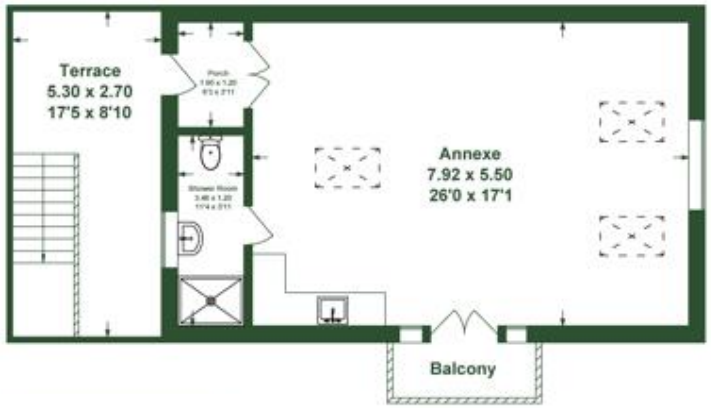

Outbuilding First Floor

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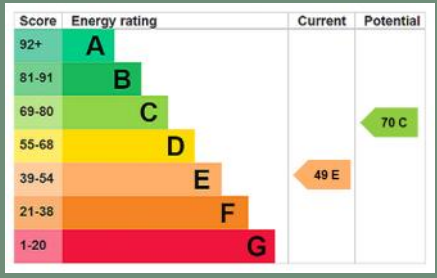
01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy 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





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