



 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL

Hoardsall Farm, Lower Road, Longridge, Ribble Valley, Lancashire PR3 2YN
Asking Price reduced to Offers over £ 1,500,000





Views along driveway towards Longridge and Preston



Hoardsall Farm
Lower Road
Longridge
Ribble Valley
Lancashire
PR3 2YN

Hoardsall Farm is a quite unique property nestled in an secluded elevated hillside position accessed via a private track overlooking uninterrupted open countryside Hoardsall includes a traditional stone built farmhouse together with an impressive and extensive range of Traditional Stone Barns Set in about 65 Acres (26.30 Ha) of land in a ring fence.

For Sale by Private Treaty
As a Whole (may split)

Asking Price reduced to
Offers over £ 1,500,000



A traditional grassland hill farm located in an enviable secluded hill side setting with south facing views of open countryside in an Area of Outstanding Natural Beauty in the Forest of Bowland Ribble Valley to the east of Longridge and north of Preston in the county of Lancashire.

Hoardsall Farm comprises a detached four bedroom stone built farmhouse together with an impressive courtyard range of traditional stone agricultural buildings together with a modern sheep housing building. In addition, there are approximately 65 Acres (26.30 Ha) of agricultural land.

The farm is accessed via a long private road leading from the public highway.

Farmhouse

A detached traditional two storey farmhouse constructed of solid stone wall elevations under a pitch slate clad roof extending to approximately 150 sq.m (1,600 sq.ft) gross internal floor area over two floors and which affords the following accommodation;

Ground floor

Vestibule 2.17 m x 1.83 m

Hallway 2.38 m x 1.3 m

Lounge 5.1 m x 4.45 m with open fire and stairs to first floor

Sitting room 4.91 m x 2.45 m plus 3.17 m x 2.71 m with cast iron stove

Pantry 2.88 m x 2.23 m with stone salting tables.

Kitchen 3.63 m x 3.1 m comprising fitted base and eye level units, electric cooker point, double drainer, stainless steel sink.

Downstairs WC 3.65 m x 2.0 m comprises low, flush WC and wash handbasin. Stairs to first floor

First Floor

Landing 2.87 m x 2.45 m.

Bedroom 1 5.16 m x 4.62 m double bedroom with cast iron surround open fire.

Bedroom 2 6.49 m x 2.78 m double bedroom with open fire

Bedroom 3 3.7 m x 3.25 m double bedroom

Bedroom 4 3.59 m x 2.51 m double bedroom with loft hatch

Bathroom 2.85 m x 1.9 m plus 1.98 m x 0.79 m comprises bath, low flush WC, wash hand basin , loft hatch, stairwell

Farm Outbuildings

Single Storey Coal Shed 2.84 m x 2.22 m
Constructed of solid stone wall elevations under a slate clad roof.

Traditional Storage Building 25 sq.m (270 sq.ft)
Constructed of solid stone wall elevations under pitch box profile clad roof located opposite the farmhouse measuring 5.43 x 4.64 m
Obsolete timber cabins - 3x obsolete timber hen cabins

Traditional Stone Barn 1 119 sq.m (1,280 sq.ft)
4 bays comprising two open bays, and two bays stalls with loft over, stone flagged floor constructed of solid stone walls under pitch slate clad roof and measuring 13.8 m x 8.64 m. 7.4m to ridge. 5.3m to eaves.

Rear Lean-to 54 sq.m (581 sq.ft)
Constructed of solid stone wall elevations under a monopitch slate clad roof measuring 11.4 m x 4.71 m

Front lean-to 3.0 m x 2.32 m
Constructed of timber frame under monopitch corrugated iron sheet clad roof.



Traditional Stone Barn 2 87 sq.m (937 sq.ft)
3 bays comprising two open bays, and one bay shippon with loft over constructed of solid stone walls under pitch stone clad roof and measuring 7.8 m x 4.69 m plus 8.29 m x 6.09 m. 6m to ridge. 4.8m to eaves.

Gable Lean-to Loose Housing
Constructed of solid stone walls under monopitch slate clad roof measuring 6.8 m x 4.47 m.

Traditional Shippon 52.26 sq.m (562 sq.ft)
Single storey constructed of solid stone elevations under a slate clad roof measuring 8.71 m x 6.0 m. 4m to ridge. 2.5m to eaves.

Sheep Housing Shed 78 sq.m (840 sq.ft)
Constructed of timber pole stanchions under shallow pitch corrugate iron clad roof, earth floor measuring 9.74 m x 8.05 m

Sheep Housing Field Barn 69 sq.m (740 sq.ft)
Wareing Building constructed of steel portal frame, pitch asbestos cement clad roof measuring 9.38 m x 7.34 m

Agricultural Land

In addition to the farmhouse and buildings there are approximately 60 Acres (25 Ha) of agricultural grassland within a ring fence of the farmstead. The land is in permanent grass ley which has a southerly sloping aspect. The field boundaries comprise part stone walling, part timber post and sheep netting fences, part hedgerow. A meadow immediately south of the farmstead Field Number 8612 is classified as a Biological Heritage Site as an example of an unimproved lowland meadow. There is potential to receive an annual management payment for the meadow and all the agricultural land.

Hoardsall Farm is accessed via a private farm road leading from Lower Road past Mossgate rising to a field gate which is the entrance into Hoardsall Farm, passing through a meadow field until arriving at the farm yard gate. There are public footpaths through the property.

Services

We are verbally advised that mains electricity is connected. Spring water supply We cannot confirm that the services are in working order. The spring water does not appear to have a filtration system. Private foul drainage to septic tank. The buyer will be required to replace the septic tank with a waste treatment plant within 3 months following completion of sale in order to meet the Septic Tank Regulations 2020.

Council Tax - Ribble Valley council tax band 'E'
Tenure – Freehold. Immediate vacant possession. No vendor chain.
Exchange and Completion of Sale at an early date.

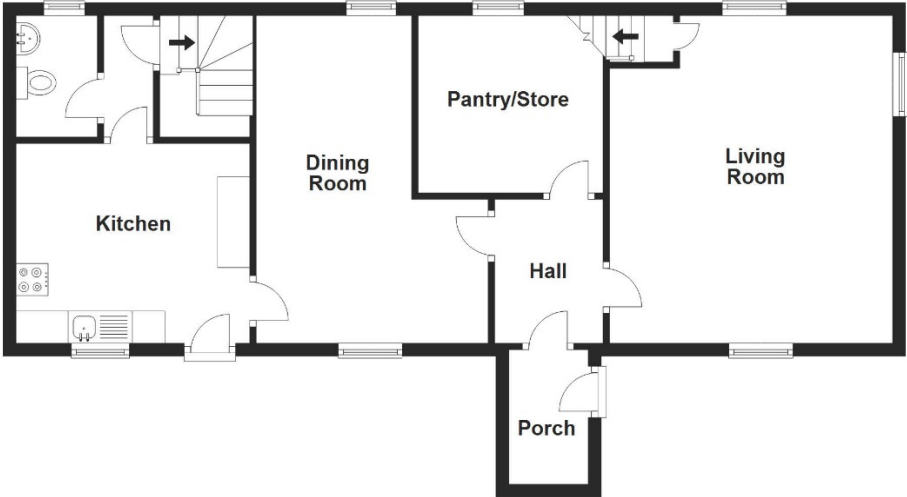
Viewings – By strict appointment with the selling agent
email to adamp@shpvaluers.co.uk





Farmhouse Floor Plans (not to scale. For identification only)

Ground Floor



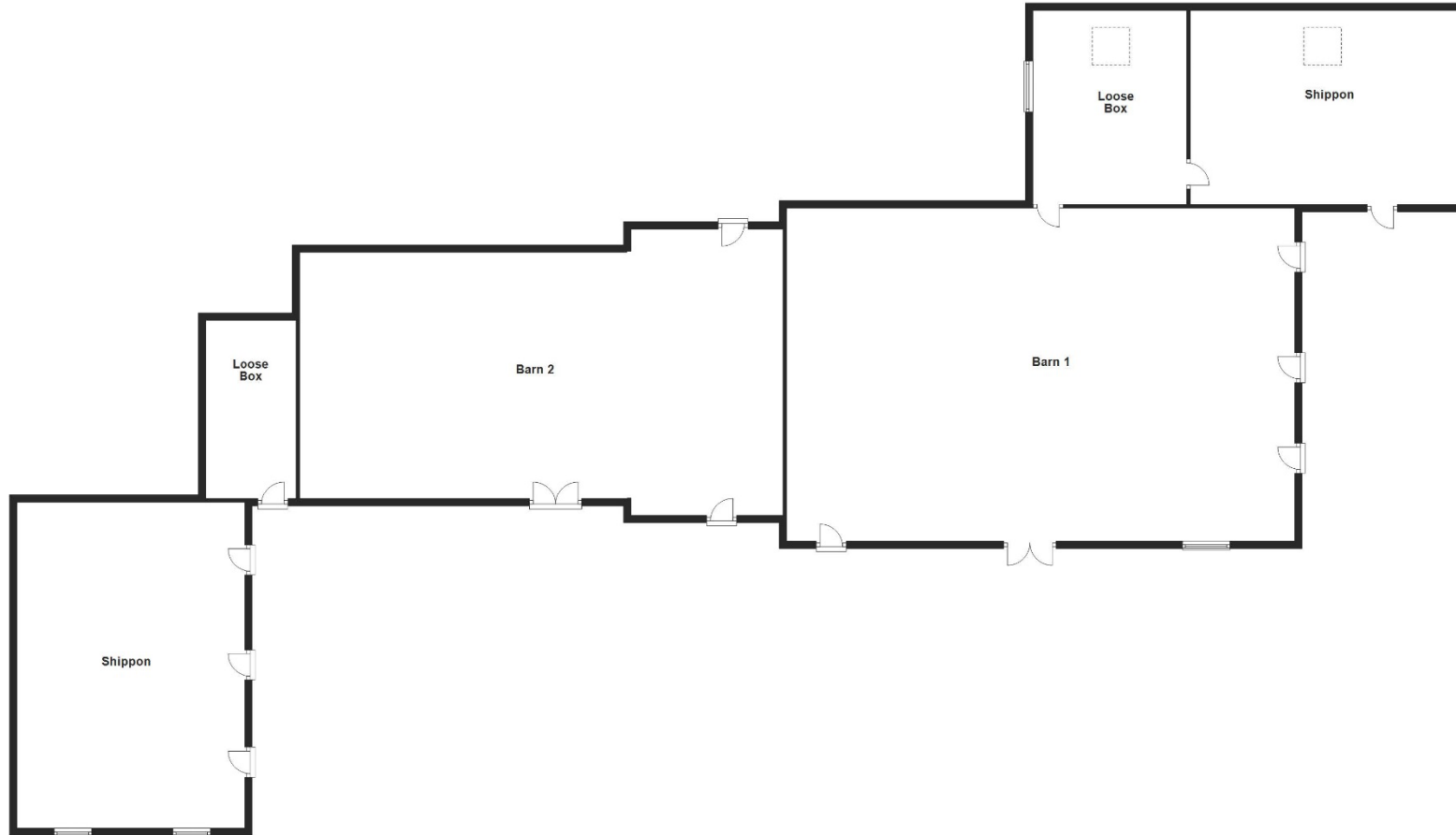
First Floor



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.

Hoardalls Farm Traditional Barns and Shippens Floor Plan (not to scale. For identification only)

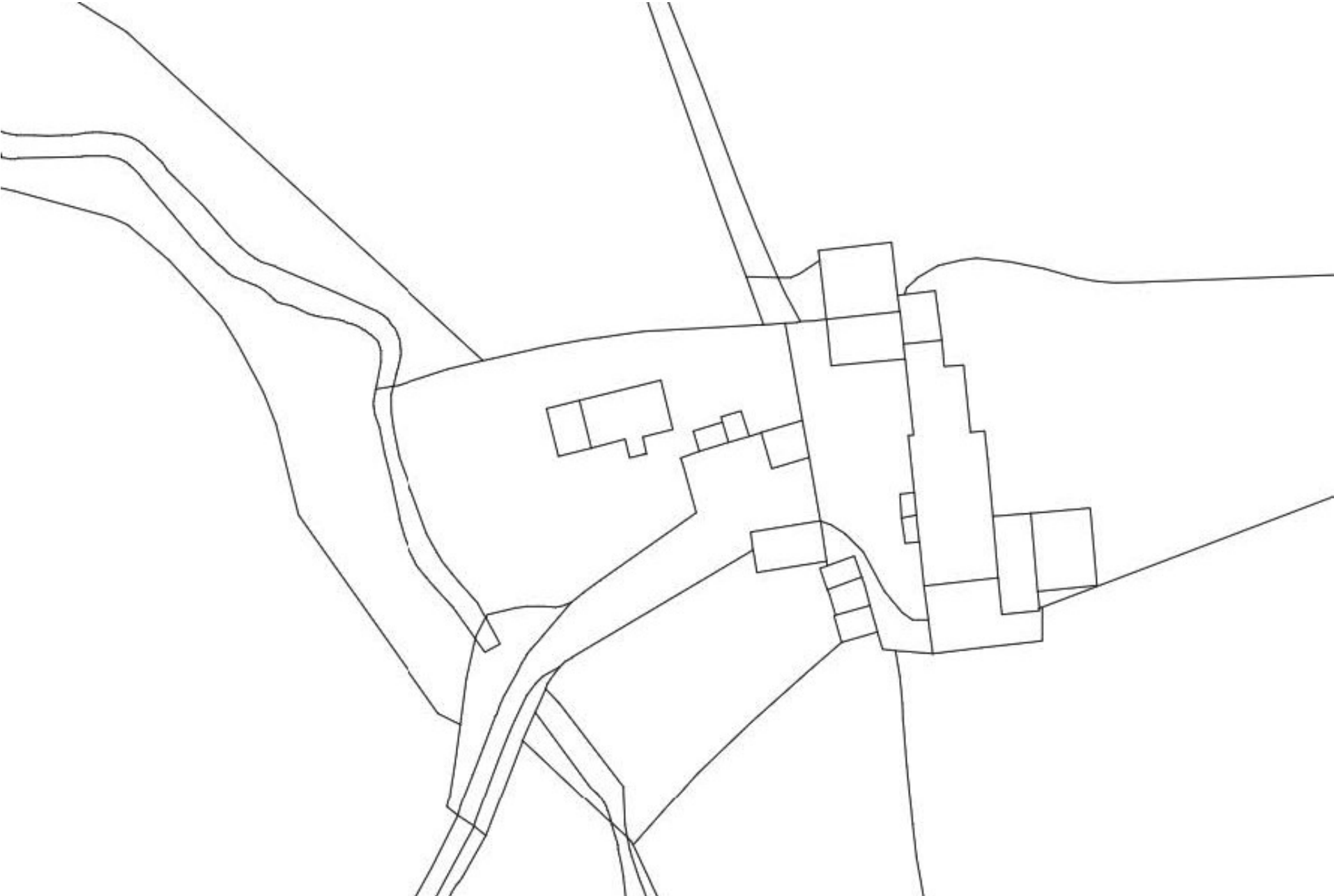
Hoardalls Farm - Barns & Shippens



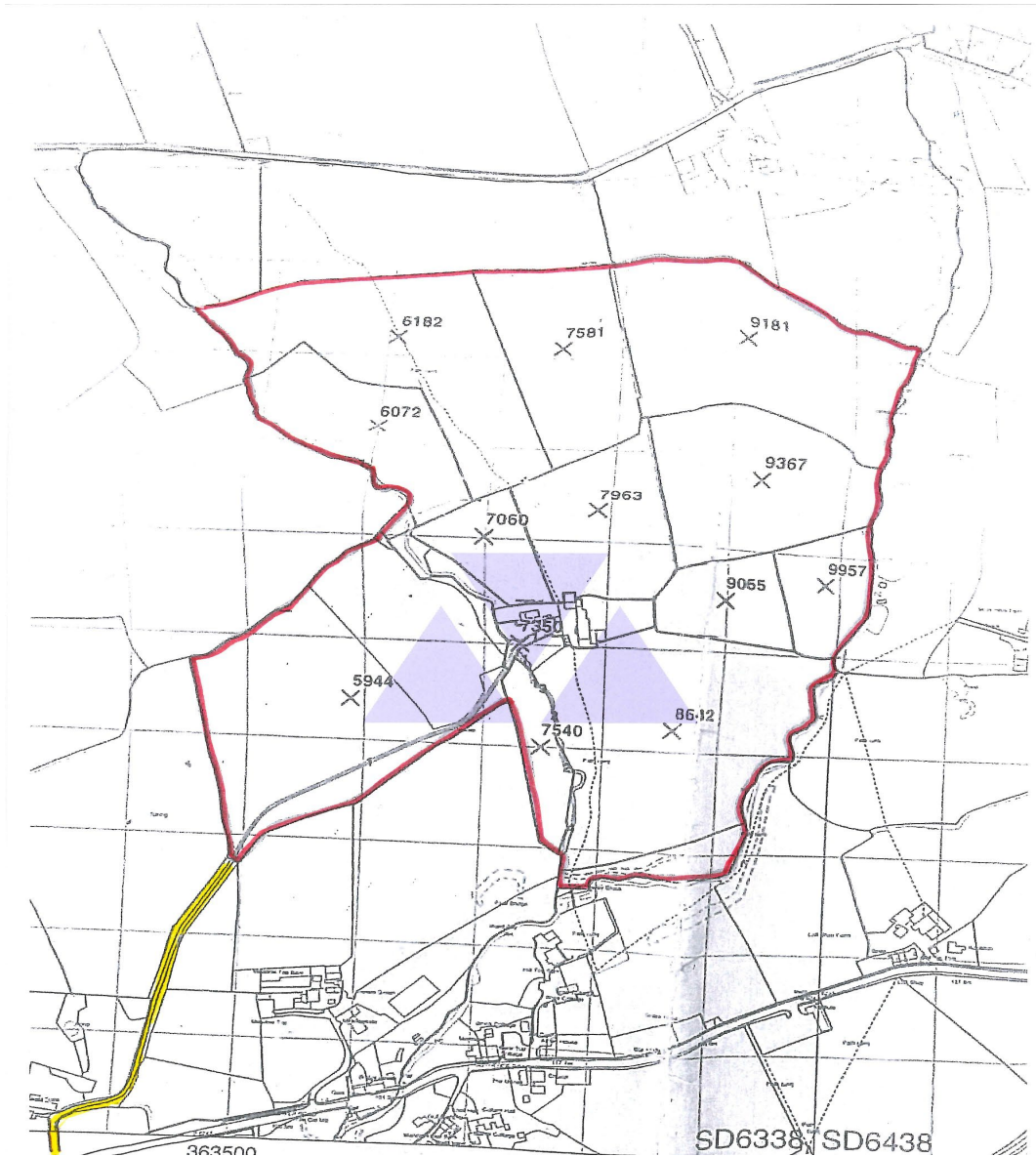
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Plan produced using PlanUp.

Hoardalls Farm Barns, Longridge

Hoadsall Farm Yard Block Plan (not to scale. For identification only)



Identification Plan (not to scale, subject to legal confirmation)



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www.shpvaluers.co.uk

SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **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.