



Model Farm, Croston
Road, Farington Moss,
PR26 6PN

**Guide: Offers Over
£975,000**

For Sale by Private Treaty

- Full planning permission for **13 No. commercial units** (Class B2, B8 and E(g) Use)
- Detached farmhouse with lawned garden, range of agricultural buildings and hardstanding yard area, all extending to 1.45 acres (0.59 hectares) or thereabouts
- Accessible, excellent strategic position with excellent links to Preston, the M6, M61 & M65
 - Potential investment and redevelopment opportunity
- Expected to be of interest to investors and developers, inc. those wanting pension scheme assets
 - Available as a whole



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House, buildings and yard set in approximately 1.45 acres (0.59 hectares). The property is outlined edged red on the plan to the rear of these particulars (for identification purposes only, not to scale).

LOCATION

The property benefits from direct access via two points onto the A582, which connects up to the M6 and the M65, approximately 1.7 miles to the east. It's strategically positioned to the South of Preston, close to commercial and residential areas. A red arrow on the plan to the rear of these details shows the position of Model Farm in relation to the motorways and built up areas.

DESCRIPTION

Model Farm has full planning permission to demolish all the buildings on site and construct 13 No. commercial units. It comprises a detached house, mixed buildings and yard area. The rear of the farmhouse faces the buildings in the yard area and benefits from a lawned area to the front.

The farmhouse is two storey, of brick construction under a blue slate roof with upvc double glazing. Accommodation comprises, in summary:

Ground Floor

Kitchen Diner - 3.90m x 5.00m

Pantry room/utility (accessed down steps from the kitchen) - 4.23m x 4.23m

Lounge off kitchen - 4.53 x 4.52m

Entrance hall with stairs to first floor - 4.90m x 1.34m

Dining/Sitting Room - 4.18 x 4.18m

First Floor

Bedroom 1 - 3.83m X 5.00m

Bedroom 2 - 4.54m X 4.60m

Bathroom with bath, handwash basin and WC - 1.35m x 3.37m

Bedroom 3 - 4.18m X 4.15m

Bedroom 4 - 4.23m X 3.00m

The house is heated by electrical heaters and open wood fire. None of the fires/heaters have been checked.

Intended purchasers should satisfy themselves that the they are sufficient for their intended purpose.

The house is in need of renovating and upgrading. It is in Council Tax Band D with an EPC rating of F.

There are a range of brick, timber and portal framed buildings in the yard area. These are numbered and shown on the illustrative plan overleaf. They briefly comprise:

1. Workshop 19.55m x 8.75m
2. & 3. Range of red brick single storey shippens/milking parlour 16.20m x 10.90m plus 7.00m x 5.90m
4. Cattle shed - 9.22m x 19.97m
5. Timber kennel building - 6.10m 17.10m
6. Silage clamp - 18.21m x 27.10m
7. Sheep building - 27.80m x 12.50m
8. Slurry lagoon - 26.00m x 15.60m
9. Timber garage - 3.80m x 7.70m
10. Timber garage - 3.80m x 14.38m

A hardstanding yard area used for external storage is located to the rear (west) of the buildings.

SERVICES

We are informed that mains water and electricity supply the house and buildings. Intended purchasers should satisfy themselves that the services are sufficient for their intended purpose.

PLANNING

The property is designated as Green Belt. One of the building's last use was as a workshop. Part of the buildings are used for general storage purposes utilising consent under class R Permitted Development Rights. These have since been extended to 1000m², however a further prior notification application would be required to gain further storage consent using the current buildings. Full planning permission was granted to demolish everything on site and construct 13 No. commercial units. Details are available from the agent on request or on South Ribble Council's website Ref: 07/2023/00257/FUL, Please contact the agent to discuss potential for future planning.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

Model Farm is sold with the benefit of, and subject to, all existing rights of way, easements and wayleaves.

TENURE

Model Farm is freehold, the vendors will ensure vacant possession is available upon completion.

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A582 WORKS

Please note: Lancashire County Council are proposing to make the A582 a dual carriageway and this property will be affected by the road widening, including permanent land take. More information is available on LCC's website -

<https://www.lancashire.gov.uk/council/strategies-policies-plans/roads-parking-and-travel/major-transport-schemes/a582-south-ribble-western-distributor/>

Prospective purchasers are encouraged to carry out their own research into the road scheme and the effect this will have on the property. The permitted units have been designed around the scheme.

METHOD OF SALE & GUIDE PRICE

Offers are invited for the whole by private treaty. They must be in writing.

VIEWINGS

Please contact the agents to arrange a viewing. It is likely that viewing sessions will be undertaken. Please ask for Geoff Hoggarth or Sophie Marshall - 01204 565660 - geoff@macmarshalls.co.uk

HEALTH & SAFETY

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures (including all Government guidance in respect of Covid-19). The Vendors for themselves, and MacMarshalls Ltd as their agents, accept no liability for any health and safety issues arising out of viewing the property.

Plan of the Approved
Commercial Scheme -
not to scale



Plan of the Buildings -
not to scale



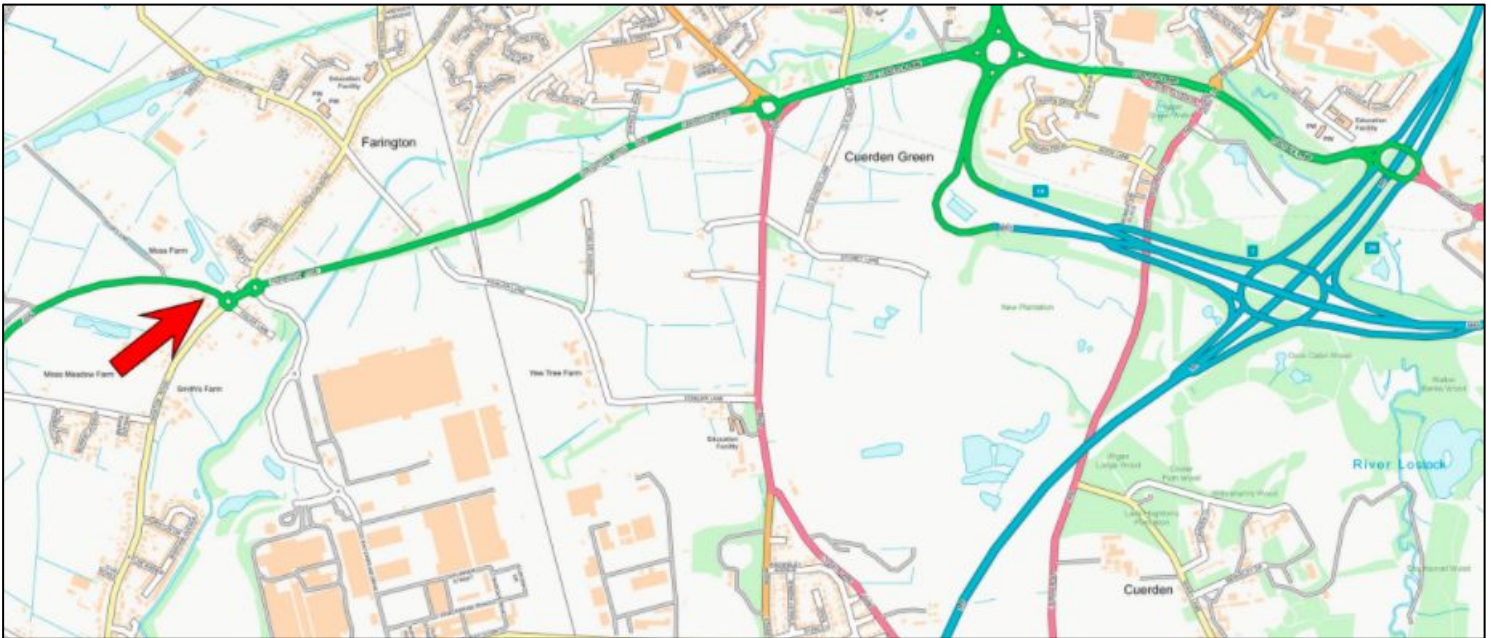
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Relevant legislation - misrepresentations act 1967, consumer protection from unfair trading regulations 2008 and business protection from misleading advertising regulations 2008.

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