



## Mayors Farm

Grange Lane, Bottom of Hutton, Preston, PR4 5JE

INGHAM & YORKE

Chartered Surveyors & Land Agents

## For Sale by Private Treaty

Offers over £380,000

- A rare opportunity to acquire a traditional farmhouse and attached steading in a highly sought after rural location.
- Total of 0.522 hectares (1.29 acres) or thereabouts over two parcels.
- Stage 1 'Permission in Principle' granted for the conversion of the farmhouse and its attached barn to create a desirable 5-bedroom house.
- Large south-facing farmstead plot to the rear, with a range of dated farm buildings and land suitable for a variety of uses.
- Separate plot of land adjacent to the farmhouse, ideal for ancillary uses to the house, including additional parking, garden space or equestrian stabling.



## Mayors Farm

Mayors Farm is ideally situated in the quiet rural hamlet of Bottom of Hutton, close to the villages of Hutton and Longton with local amenities. Currently forming part of the historic Woodfold Estate, the property is offered for sale for the first time since the 1870s. Opportunities like this are rare in the market place, and Mayors Farm presents a unique opportunity for purchasers to create their own home within a traditional farmstead setting.



## Farmhouse

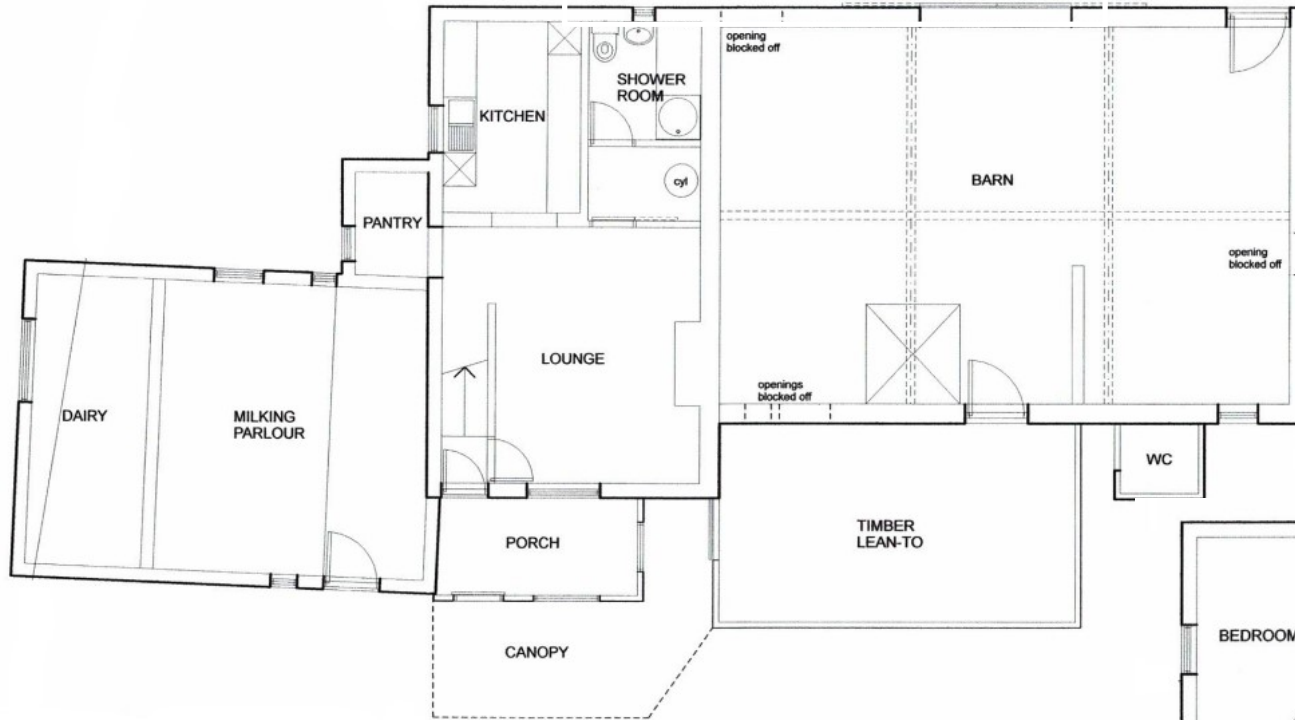
In need of complete modernisation, the traditional redbrick farmhouse comprises a kitchen, living room and a bathroom to the ground floor, with three bedrooms and a W/C to the first floor. Off road parking is currently provided to the rear and side of the property.

## Development potential

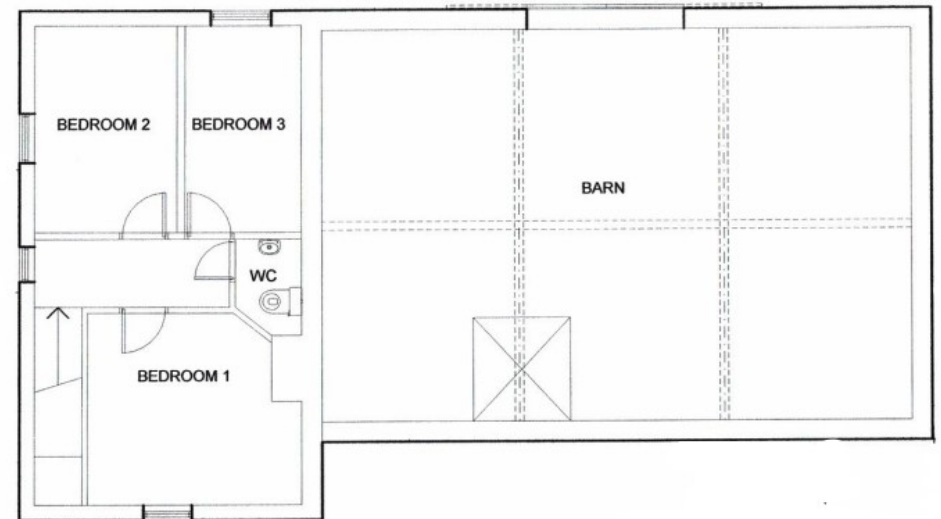
South Ribble Borough Council have granted '*Permission in Principle*' (Application No. 07/2024/00334/PIP) to convert the existing farmhouse and attached barn into a single dwelling. The purchasers will be required to obtain planning consent with a Stage 2 technical details application in order to commence development. Details can be found at: [www.publicaccess.southribble.gov.uk/online-applications/](http://www.publicaccess.southribble.gov.uk/online-applications/)

Indicative plans have been produced which provide for a large modern family home with multiple reception rooms, a kitchen/dining space and garden room to the ground floor. The first floor accommodation allows for five double bedrooms, with an en-suite to the master bedroom and a large family bathroom. Additionally, the garage has facilities for a gym and home office with WC.

Farmhouse  
Existing Ground Floor



Farmhouse  
Existing First Floor



Plans for identification purposes only



## Farmstead

The south-facing farmstead comprises a large timber mono-pitched building and a range of dated timber structures. The plot extends to 0.368 hectares (0.91 acres) or thereabouts and provides opportunities for a variety of alternative amenity uses.

## Land

Additionally, the property includes a separate parcel of land adjacent to the farmhouse. This extends to 0.154 hectares (0.38 acres) or thereabouts.



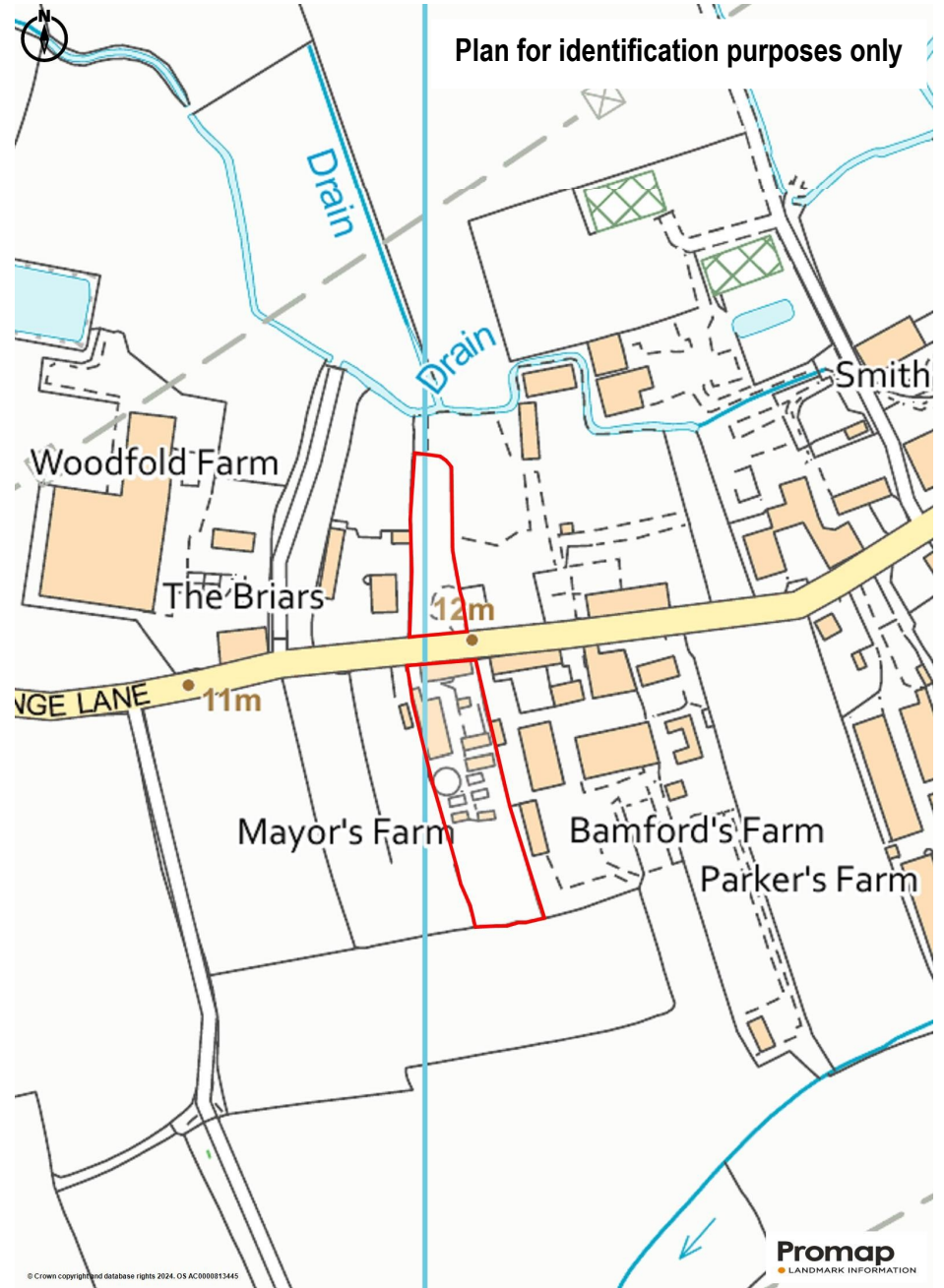
## Location

Bottom of Hutton is traditionally an agricultural hamlet but increasingly desirable to residential purchasers in search of a rural yet accessible property. The hamlet is within close distance to a number of local schools in the surrounding areas of Longton, Hutton and Penwortham. The property is also commuting distance to the motorway network (20 minutes) and the nearby business centres of:

**Preston:** 20 minutes

**Manchester:** 60 minutes

**Liverpool:** 75 minutes



## Background Information

**Access, Easements and Wayleaves:** The land is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

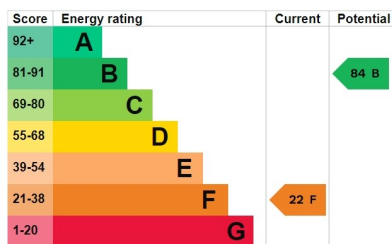
**Asbestos:** No survey has been completed by the vendor to determine whether asbestos is present at the property.

**Boundaries and fencing obligations:** Purchasers are to satisfy themselves of the condition of boundaries and fencing obligations.

**Coal field/mining:** The property is not within a high risk development area.

**Council Tax:** Band B

**Condition of the Property:** The property is being sold as seen in its current condition including all fixtures and chattels.



**Energy Performance Certificate:** Energy rating 'F'

**Flooding:** The UK Government flood map for planning shows the property located in Flood Zone 1.

**Health and Safety:** Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land or farm buildings. It is advised that the farm buildings are redundant and should not be entered.

**Local Authority:** South Ribble Borough Council, Leyland PR25 1DH Tel.: 01772 625625

**Method of Sale:** Private Treaty. If there is a high level of interest best and final offers may be sought.

**Money laundering regulations and compliance:** The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

**Overage:** Mayors Farm is subject to an Overage requiring that the property should be used for a single dwelling plot. The overage will provide that in the event of any other development (as defined by the Town & Country Planning Act 1990) on the property, the purchasers (or their successors in title) shall be liable to pay the vendors (or their successors in title) a sum equivalent to 25% of any increase in value occurring as a result of any change of use or multiple dwellings. The overage will remain in place for a period of 25-years from the date of completion.

**Plans, area and schedules:** Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

**Planning:** Permission in Principle Stage 1 application under Application No. 07/2024/00334/PIP is available to view South Ribble Borough Council's website - <https://publicaccess.southribble.gov.uk/online-applications/>

The vendor is not aware of any planning consents to surrounding property of any impact.

**Services:** The property has mains electricity and water connections. Drainage is via a septic tank which we understand is not compliant with the general binding rules.

Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

**Title & Tenure:** The property is for sale freehold with vacant possession on completion of sale.

**Viewings:** Viewings are strictly by appointment only with the selling agent. All enquiries should be directed to Ella Mounsey.

*Subject to Contract*

*Photos taken June and July 2024*

**Ingham & Yorke LLP** for themselves and as agents for the vendors or lessors of this property give notice that:

All descriptions, plans, dimensions, references to condition, 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 purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.





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