



Marsh Farm

Haunders Lane, Much Hoole Preston PR4 5JR



P Wilson & Company
Chartered Surveyors



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Haunders Lane, Much Hoole, Preston PR4 5JR

For Sale as a Whole or in Lots by Informal Tender

Tender Date: 12 noon Friday 12th June 2026

A traditional smallholding with enormous potential, available for sale by informal tender either as a whole or in up to three lots. Marsh Farm comprises 2no. residential dwellinghouses with potential for modernisation or redevelopment (subject to planning) a range of traditional brick built agricultural buildings, further agricultural buildings constructed in modern materials, and agricultural land, in all extending to 15.22 hectares (37.62 acres) or thereabouts. The property is situated in a rural location, but with convenient access to the A59 road, providing links to Preston 9 miles to the east, Southport 12 miles to the west, and Ormskirk 11 miles to the south.

It is considered that the property will appeal to those with development, agricultural, lifestyle or equestrian interests, or potentially purchasers with a variety of such interests.

Lotting Summary

The property is available as a whole or in up to three lots.

Lot 1: comprises Marsh Farm, with the farmhouse, cottage, range of traditional brick built buildings, modern buildings, yard and agricultural land extending to some 2.89 hectares (7.14 acres) in all.

Lot 2: comprises 11.27 hectares (27.85 acres) of agricultural land.

Lot 3: comprises 1.06 hectares (2.63 acres) or thereabouts of agricultural land and woodland.

Lot 1 – Marsh Farm – 2.89 hectares (7.14 acres)

Lot 1 comprises Marsh Farmhouse, cottage, a range of traditional brick built agricultural buildings, further agricultural buildings in modern materials, and Grade 3 agricultural land, in all extending to 2.89 hectares (7.14 acres) or thereabouts. Lot 1 is shown edged blue on the sale plan in these particulars.

Marsh Farmhouse

A semi-detached traditional farmhouse of brick construction under a slate roof. The farmhouse potentially provides the opportunity for refurbishment and modernization, or replacement (all subject to obtaining any necessary consents). The farmhouse is constructed over two storeys extending to 8.31m x 6.90m, with a ground floor extension of 1.94m x 3.29m. The farmhouse provides the following accommodation:

Ground Floor:

Living room, dining room, kitchen, bathroom, pantry.

First Floor:

Landing, 4no. bedrooms.

Cottage

A semi-detached farm cottage of brick construction under a slate roof. Again, the cottage potentially provides the opportunity for redevelopment and modernization, or replacement (all subject to obtaining any necessary consents). The cottage is constructed over two storeys extending to 5.07m x 6.90m. The cottage provides the following accommodation:

Ground Floor:

Entrance hall, living room, kitchen, bathroom.

First Floor:

Landing, 2no. bedrooms.

Outside

To the rear of the farmhouse and cottage is a generous garden area shared between the properties. Both properties front onto the yard, which provides parking for several vehicles, and in which the traditional and modern buildings are located. The buildings within the yard comprise:

Cart Shed

6.19m x 4.40m - constructed with concrete/earth base, brick walls and slate roof.

Traditional Barn

17.07m x 6.9m - constructed with concrete/earth base, brick walls and slate roof, lofted in part.

Lean-to (1)

6.90m x 2.4m - constructed with concrete base, block walls, and fibre cement sheet roof.

Lean-to (2)

16.85m x 6.63m - constructed with earth base, timber frame, Yorkshire board and fibre cement sheet cladding and fibre cement sheet roof.

Main Barn

18.33m x 9.32m - constructed with earth base, steel truss frame, fibre cement and box profile metal sheet cladding and fibre cement sheet roof.

Lean-to (3)

13.79m x 5.49m - constructed with earth base, steel frame, box profile metal sheet cladding, and fibre cement sheet roof.

Grain Bin.

Glasshouse

32.3m x 32.05m conventional type aluminum glasshouse.

Services

The farmstead has the benefit of mains electricity. No other mains services are connected, with the water supply currently from rainwater harvesting and storage. The property drains to a private system.

Land

Lot 1 extends to 2.89 hectares (7.14 acres), incorporating approximately 2.35 hectares (5.81 acres) of agricultural land adjacent to the farmstead. The land is shown as being Grade 3 on the Agricultural Land Classification Map of England & Wales.

Lot 2 –Agricultural Land – 11.27 hectares (27.85 acres)

Lot 2 extends to some 11.27 hectares (27.85 acres) or thereabouts of agricultural land. The land is shown as being Grade 3 on the Agricultural Land Classification Map of England & Wales. Lot 2 is shown edged red on the sale plan in these particulars.

Lot 3 –Agricultural Land & Woodland – 1.06 hectares (2.63 acres)

Lot 3 extends to some 1.06 hectares (2.63 acres) or thereabouts, comprising agricultural grassland and woodland. The land is shown as being Grade 3 on the Agricultural Land Classification Map of England & Wales. Lot 3 is shown edged yellow on the sale plan in these particulars.

Local Authority

South Ribble Borough Council.

Planning

It is considered that parts of the property may have potential for further development/redevelopment or alternative use, subject to obtaining any necessary planning consents. However, potential purchasers should satisfy themselves of such potential prior to submitting any tender based thereon.

Tenure

The property is freehold and will be sold with vacant possession upon completion.

Rights of Way, Easements & Wayleaves

The property is crossed by 2no. public footpaths, a restricted byway, and an overhead electricity pole line. The property is sold with the benefit of, and subject to, all existing rights, covenants, and easements. A right of access, and for services, will be retained over that part of Haunders Lane comprised within Lot 1, between points A and B shown on the plan in these particulars, for the benefit of the vendor's retained property. If Lots 1 and 2 are sold separately, reservations will be made for access and services over that part of Haunders Lane, and other land within Lot 1, between points A, B and C, for the benefit of Lot 2.

Method of Sale

The property is offered for sale by Informal Tender as a whole or in lots. Prospective purchasers are to complete and submit the enclosed tender form to the agents by 12 noon on Friday 12th June 2026. In order to keep the tender confidential, the envelope should be sealed and clearly marked 'Marsh Farm Tender'. All such tender envelopes will remain unopened until the tender closes. The vendor reserves the right to change the method of sale at any time, at their own discretion, and accept any offer prior to the tender date if they deem it appropriate. They also reserve the right not to accept the highest or any tender received.

Guide Prices

The property is offered for sale by informal tender, and prospective purchasers should make their own decision as to the amount of their bid, either for individual lots, or the whole. However, for guidance only, offers are anticipated in excess of:

Lot 1:	£585,000
Lot 2:	£315,000
Lot 3:	£50,000

The property within Lot 1 is considered to be of questionable suitability for the purposes of raising mortgage finance. As such, cash funded offers are anticipated in respect of this lot, or any combination including this lot.

Enquiries/Viewings

Viewings for all parts of the property are strictly by appointment only arranged through P Wilson & Company. All enquiries should be addressed to either Edward Gammell or Leah Halik at P Wilson & Company. edward.gammell@pwcsurveyors.co.uk or leah.halik@pwcsurveyors.co.uk Tel: 01772 882277

Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety instructions/procedures. The Vendors for themselves, and P Wilson and Company LLP as their agents, accept no liability for any health and safety issues arising out of viewing the property.

Plans & Measurements

All plans are for identification purposes only. All dimensions stated in these particulars are maximum measurements, given on a gross external basis.

AMC Agents

P Wilson & Company LLP act as agents for the AMC. For a free no obligation consultation on the range of AMC flexible and standard finance products currently available, please contact Andrew Coney or Nicola Vose on 01772 882277.

Please Note:

Misrepresentation Act 1967

Consumer Protection from Unfair Trading Regulations 2008

Business protection from Misleading Advertising Regulations 2008

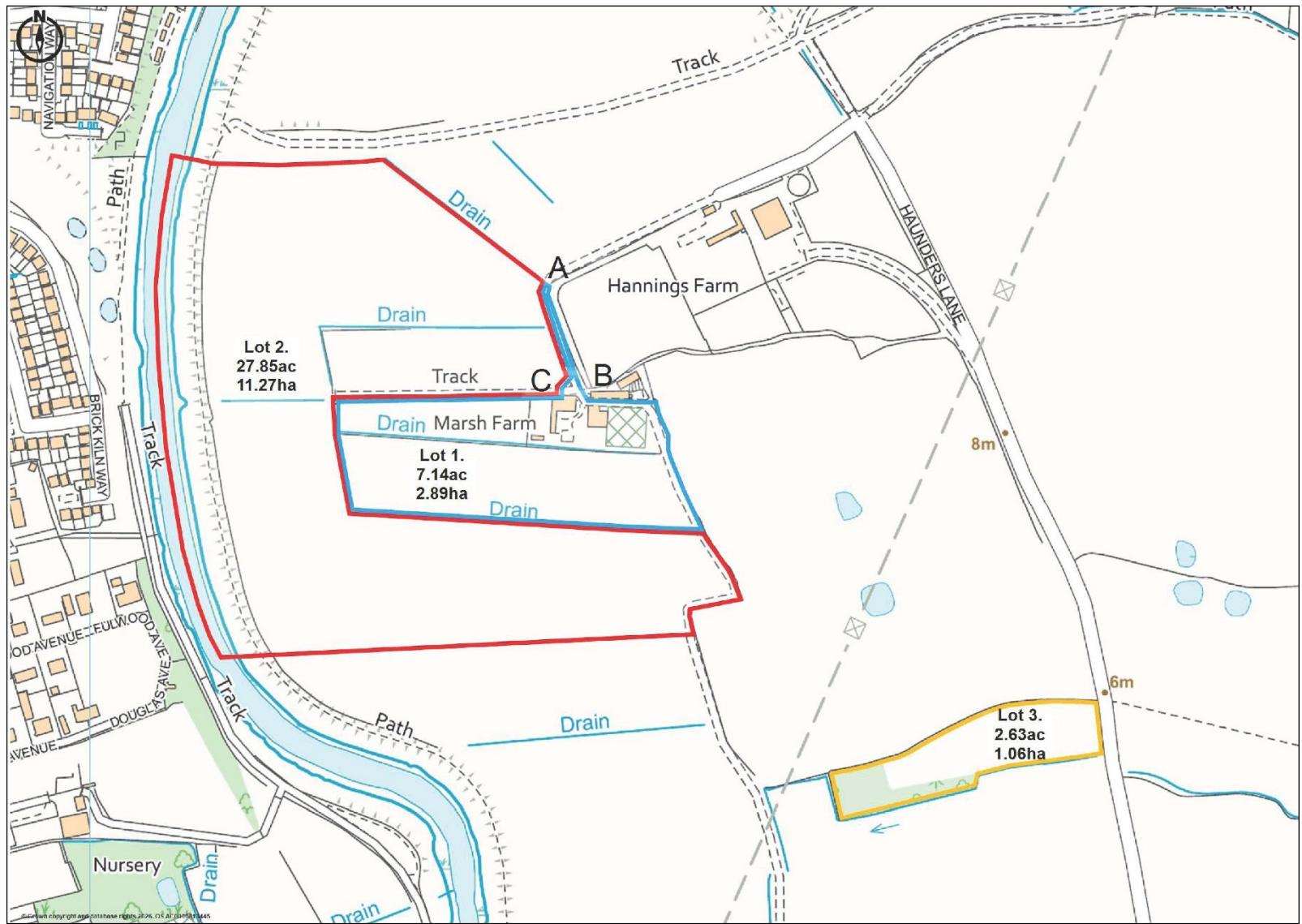
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[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;

[b] Any electrical or other appliances of 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;

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