



Great Stone Farm

Viewing Day

Friday 18th September 2026

10am - 3pm

Informal Tender

Thursday 8th October 2026

12 midday

Great Stone Farm, Warrington Road
Culcheth, Warrington. WA3 5HP





TO LET

PROPERTY TYPE

🏠 Farmhouse, Buildings and 10 acres

Key features

- Four-bedroom modern farmhouse with two traditional agricultural buildings and approximately 10 acres of land.
- Idyllic smallholding in a highly desirable location on the edge of Culcheth
- 5-year tenancy commencing 1st November 2026, with offers invited by Informal Tender. The form of tenancy will be determined by the successful applicant's proposed use of the property.
- Viewing Day: Friday 18th September 2026, between 10:00am and 3:00pm.
- Tender Deadline: Thursday 8th October at 12 noon, submitted to the Huntroyde Estate Office.





Description

Great Stone Farm is an idyllic smallholding comprising a four-bedroom farmhouse, two traditional agricultural buildings and approximately 10 acres of meadow land.

The farmhouse has been fully renovated to a high standard and offers substantial, well-proportioned accommodation arranged over two floors, extending to approximately 1,759 sq ft (163.4 sq m).

The property is entered through a useful entrance porch, which opens into the dining room and provides access to the staircase leading to the first floor, together with useful built-in storage.

The main living room is particularly generous, with windows on three elevations providing an abundance of natural light. Adjoining the hall is the kitchen, with fitted units arranged around the room providing ample storage. There is also access to the integral garage and a separate WC.

The staircase leads to a spacious central landing, providing access to four bedrooms, the study, family bathroom and en-suite facilities. The impressive principal bedroom benefits from its own en-suite shower room, while there are three further generously proportioned bedrooms.

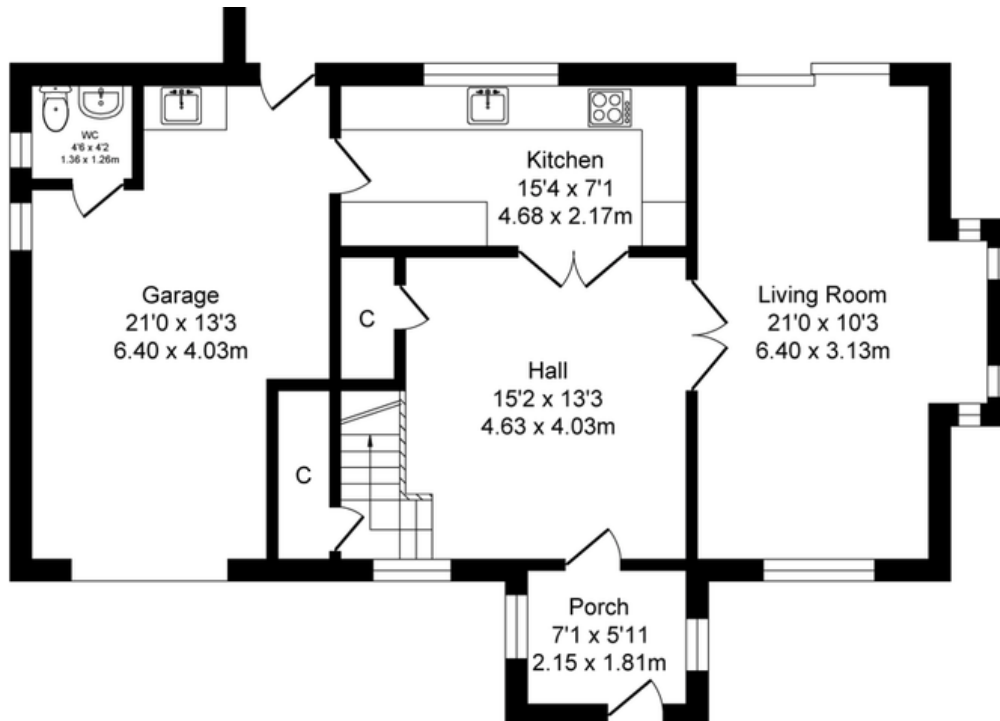
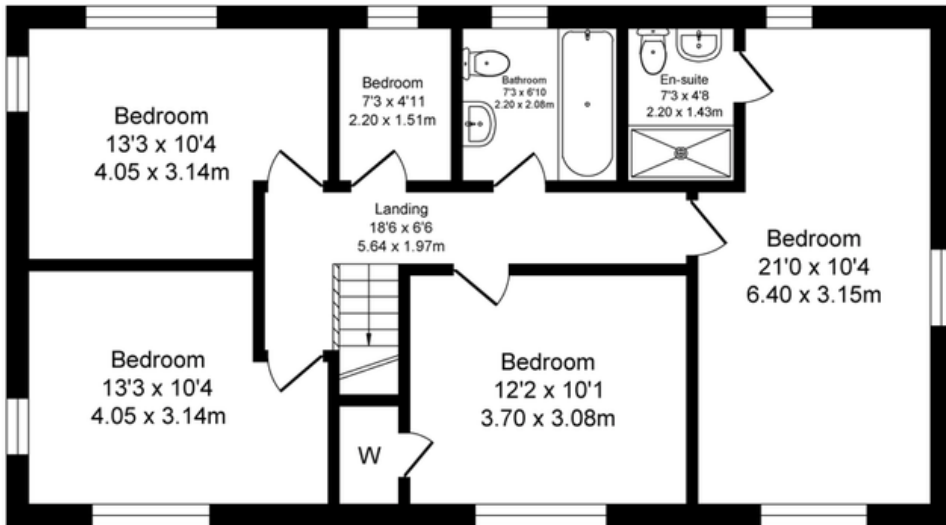
The versatile study would lend itself well to a variety of uses, including as a home office, nursery or dressing room. The first-floor accommodation is completed by a family bathroom, fitted with a bath, WC and wash hand basin, together with useful built-in storage off the landing.

The first-floor accommodation is completed by a family bathroom, fitted with a bath, WC and wash hand basin, together with useful built-in storage off the landing.

Overall, the property provides an excellent amount of flexible family accommodation, with particularly generous bedroom proportions, two bathrooms, substantial ground-floor living space and the added benefit of an integral garage.

Great Stone Farm occupies an enviable position on Warrington Road, on the edge of the sought-after village of Culcheth. Offering a peaceful semi-rural setting, the property is ideally placed for the village's excellent range of shops, cafés, restaurants, schools and leisure facilities.

Despite its countryside feel, the location provides excellent connectivity, with Warrington, Birchwood and the M62 all within easy reach. Manchester and Liverpool are also readily accessible, making Great Stone Farm an ideal blend of rural tranquillity, village convenience and regional connectivity.



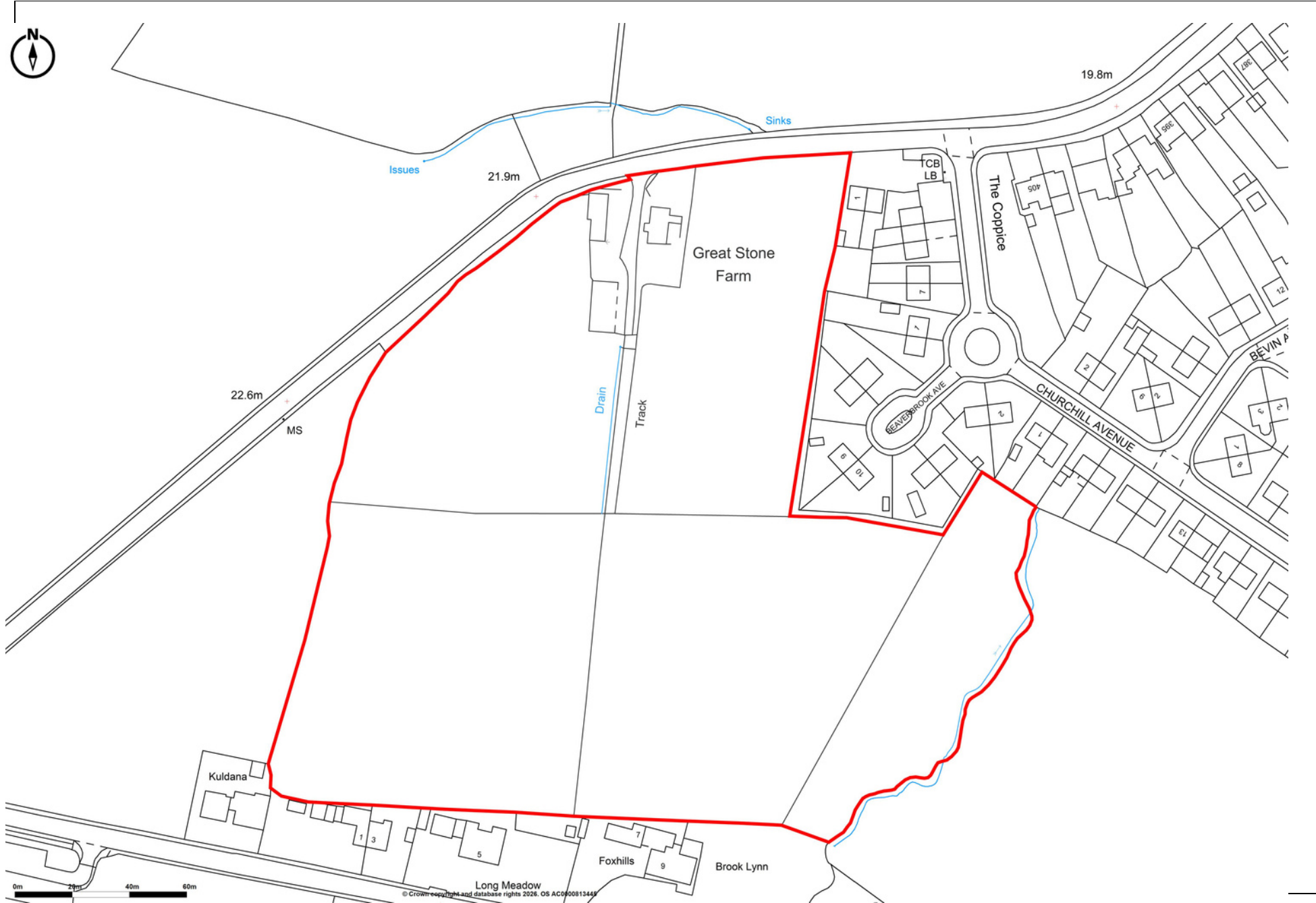


Land and Buildings

In total, the holding extends to approximately 10 acres of meadow land, divided into four parcels. The meadow land is divided into four parcels, which are not individually stock-proof fenced, with mature trees forming a number of the boundaries. The grassland was cut in August. There are currently no environmental schemes in place on the land.

The holding includes two traditional agricultural buildings. The first is an open-fronted building measuring approximately 9.2m x 17.5m, previously used for the storage of straw and machinery. The second is a traditional red-brick building with a slate roof and timber doors, providing a secure storage facility. Internally, the building is divided into four separate areas and providing useful and versatile storage accommodation.





Details

Viewing Day: The farm will be available for viewing between 10am and 3pm on Friday 18th September 2026. Prospective tenants must contact Ingham and Yorke LLP, Huntroyde Estate Office, at least 24 hours prior to attending to register their attendance. Viewing of the farm, buildings and land is not permitted at any other time.

Tender: Tenders are to be received no later than 12 noon on Thursday 8th October 2026. All documentation should be submitted to: Helen Vickery, MRICS, FAAV, Ingham and Yorke LLP, Huntroyde Estate Office, Padiham, Burnley, Lancs, BB12 7QX

Conditions: The Landlord does not bind themselves to accept the highest or indeed any tender. The decision of the Landlord and Managing Agent is final and binding. Prospective tenants are required, as a minimum, to complete the tender document and submit a business plan. Alternatively, applicants may submit the required information in a separate tender document.

References and Credit Checks: All applicants will be required to submit references. Contact will only be made with the referees of applicants who have been shortlisted, although prior notification of this contact may not be given. A credit check will also be completed on shortlisted applicants and by submitting a tender, the applicant is deemed to consent to this and will complete all necessary forms to allow those checks to be carried out.

Agreement: The tenancy will either be a Farm Business Tenancy or a lease contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954, depending upon the successful applicant's proposed use of the holding.

Alienation: The tenant will not be allowed to sub-let all or part of the holding.

Council Tax: Rated band 'F' for 2026/27 payment to Warrington Borough Council.

EPC Rating: The EPC for the property is currently pending. The full EPC will be available online or by request from the Agents.

Health and Safety: All those attending viewing days are asked to be vigilant given the potential hazards of a working farm, particularly in reference to any buildings.

Insurance: The farmhouse and other buildings will be insured to their full reinstatement value by the Landlord.

Occupation of Farmhouse: It will be a stipulation of the tenancy agreement for Great Stone Farm that the tenant of the holding occupies the farmhouse on a full-time basis.

Repairs: The Landlord will be responsible for the structure of the buildings.

Rent: The rent should be tendered as a sum in pounds per annum, payable monthly in advance from the commencement of the tenancy on the 3rd day of each month. Rent reviews will be three yearly and reviewed on an open market basis. VAT is not charged on the rent, but the Landlord holds the right to charge VAT on the agricultural part of the rent at any point within the tenancy term.

Rights, Easements and Wayleaves: The letting is made subject to all existing rights and easements.

Services: The property benefits from a mains, electricity, gas, water and drainage. The tenant will be responsible for all outgoing and charges in relation to utilities immediately upon the commencement of the tenancy.

Sporting: The sporting rights are excluded from the letting.

Term: Available on a 5-year-agreement. The holding is available from 1st November 2026.

Timber: All rights to timber are reserved for the benefit of the Landlord. No trees or shrubs may be cut without the Landlord's prior written consent.

Directions

What3words

wipes.drifting.celebrate



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.

INGHAM & YORKE





Huntroyde Estate Office

Padiham, Burnley, Lancashire, BB12 7QX

Tel: 01282 771024

Email: info@inghamandyorke.co.uk

Clitheroe Office

Brookside Barn, Downham,

Lancashire, BB7 4BP

Tel: 01200 423655

Email: admin@inghamandyorke.co.uk

inghamandyorke.co.uk