



Stockenbridge Farm, St Michaels on Wyre, Lancashire PR3 0UB
FOR SALE by informal tender on Thursday 19 June 2025



 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL

 **P Wilson & Company**
Chartered Surveyors

Stockenbridge Farm

Blackpool Road (A586)
St Michaels on Wyre
Lancashire
PR3 0UB

An excellent opportunity to acquire a former dairy farm currently used as a livestock rearing farm comprising a six bedroom farmhouse, traditional and modern farm buildings set in about 169 Acres (68.39 Ha) of arable, meadow & pasture grassland, together with parcels of woodland

Stockenbridge Farm is subject to a fixed term farm tenancy which will terminate 31 August 2031 following service of the appropriate notice

**FOR SALE as a Whole
by Informal Tender**

Guide Price Offers in the region of £2,000,000

Joint Selling Agents

SHP Valuers
69 Garstang Road
Preston
PR1 1LB

P Wilson & Company
Burlington House
10-11 Ribblesdale Place
Preston PR1 3NA



Open Viewing Dates during May 2025

**Informal Tenders to be submitted by
no later than 12noon on 19 June 2025**



Farmhouse

A large detached two storey farmhouse comprising six bedrooms, two bathrooms, four receptions, farmhouse kitchen, utility room, downstairs WC, traditional in character whilst having been modernised including replacement kitchen, utility room and shower room in recent years together with carpeting to ground floor reception rooms and first floor.

Ground Floor

Entrance Hallway 8.36 m x 1.69 m with stairs to first floor, understairs storage

Lounge 4.77 m x 3.86 m.

Sitting Room 4.76 m x 3.85 m.

Dining Room 3.85 m x 3.43 m with antique lath clothes airer.

Study 3.82 m x 3.3 m rear entrance door, linoleum parquet effect flooring, cupboard housing electricity RCD

Inner Hallway 2.22 m x 1.31 m stone flagged floor. Second staircase to first floor.

Farmhouse Kitchen 6.4 m x 4.53 m max

Comprising a full range of shaker style fitted kitchen basin eye level units, wooden work surfaces with undermount Belfast style sink, space for electric range cooker with extractor hood over. Integral fridge and freezer, dishwasher. Understairs walk-in store cupboard. Flagged flooring. Central island unit with wooden worksurface, fitted cupboards and drawers.

Utility Room 6.54 m x 1.84 m with shaker style fitted base and eye level units housing oil fired boiler, wooden worksurface with Undermount Belfast style sink, plumbed for washing machine, flagged flooring, loft hatch, rear entrance door. Separate WC housing low flush WC and wash hand basin.

First Floor

Half Landing 1.95 m x 1.2 m

Shower Room 5.55 m x 2.53 m comprising modern shower cubicle, low flush WC, cabinet with inset wash hand basin, fitted cupboard housing pressurised hot water cylinder, part tile walls, chrome ladder radiator.

Landing 1.94 m x 4.1 m (includes stairwell)

Bedroom 1 4.12 m x 3.84 m comprises double bedroom to front with open fireplace inset cast iron grate, fitted cupboard

Bedroom 2 4.8 m x 3.8 m max comprises double bedroom to front with cast iron fireplace.

Bedroom 3 4.15 m x 3.86 m comprises double bedroom to rear with open fireplace inset cast iron grate.

Bedroom 4 3.83 m x 3.47 m comprises double bedroom to rear with door leading to servants landing.

Bedroom 5 2.88 m x 1.95 m comprises box room to front

Servants Landing 2.8 m x 1.0 m

Bathroom 2.48 m x 1.51 m comprises bath with electric shower unit over, low WC, wash hand basin, Parts tile walls, linoleum would affect flooring, ceiling extractor.

Bedroom 6 3.76 m x 2.9 m max comprises double bedroom to rear with open fireplace cast iron fire grate.

Outside

Private gardens and orchard to west elevation. Driveway and car parking to front.

Workshop/ Wash House 5.7 m x 5 m.

Single storey out building constructed of solid brick wall elevations underlay clad roof

Services

The property benefits from mains water and electricity. Oil fired central heating system. Upvc double glazing throughout. Private foul drainage to septic tank.

The buyer will be required to replace the septic tank with a waste treatment plant at their own expense within 3 months following completion of sale in order to meet the Septic Tank Regulations 2020.

Council Tax - Wyre Council tax band 'F'

Tenure – Freehold title LA866466 full title guarantee. Part unregistered possessory title. Tenant's leasehold interest held under title LAN5939.

Woodland parcels are offered with immediate vacant possession.

Energy Performance Certificate

EPC energy rating of E energy rating score of 39 valid until 6 April 2035
<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2532-2440-2805-6855>



FARM BUILDINGS

Traditional Stone Barn 24.0 m x 9.2 m +7.83 m x 4.35 m. 6.9 m height, 4.5 m eaves height.

A detached traditional two storey barn constructed predominantly of solid stone wall elevations, part brick elevations under a predominant asbestos cement clad reef with part fibre cement cladding comprising shippons with loft over, loose box, part open Barn.

Rear lean-to 10.0 m x 5.6 m Constructed of brick and block wall elevations under a monopitch asbestos cement clad roof

Courtyard Range

A range of single storey and two storey traditional outbuildings within a courtyard setting comprising as follows;

- Traditional Brick Barn 8.5 m x 5.44 m Constructed a solid brick wall elevations under pitch fibre cement clad roof

- Adjoining Loose Box 5.55 m x 5.44 m Single story loose box constructed of solid brick wall elevations part blockwork under a pitch fibre cement clad roof

- 4x Loose Boxes 17.5 m x 5.6 m Constructed of solid brick wall elevations under a pitch fibre cement clad roof

- Milking Parlour 9.12 m x 5.8 m A two storey building comprising an abreast parlour with loft over constructed of solid brick wall elevations under pitch as best of cement clad roof.

- Adjoining Dairy/ Engine Room 5.5 m x 3.69 m constructed of wall elevations under a monopitch asbestos cement clad roof.

- Loose Housing/ Collecting Yard 21.0 m x 7.0 m Single storey constructed of solid brick wall elevations under a pitch asbestos cement clad roof.

Former Shippon Loose Housing Building 32.0 m x 9.5 m

Single storey constructed of solid brick wall elevations under a pitch fibre cement clad roof

Dutch Barn 23.85 m x 10.6 m (includes lean-to's)

4 bays plus 1 bay Gable lean-to and rear lean-to constructed of timber pole stanchions, part concrete block wall elevations, corrugated iron cladding and pitch roof.

Implement Shed 9.6 m x 9.22 m

2 bays open fronted implement shed constructed of steel portal frame, concrete block wall elevations, part Yorks board cladding under a monopitch fibre cement clad roof.

Silo Building 32.0 m x 15.5 m

7 bays constructed of steel portal frame, timber sleeper wall elevations, asbestos cement cladding and pitch roof.

Straw Barn 18.0 m x 7.8 m

4 bay Dutch barn constructed of steel stanchions, timber frame, corrugated cladding and roof plus Gable end lean-to 6 m x 4 m

Adjoining Cattle Housing 18.0 m x 14.66 m

4 bays loose housing with feed passage constructed of steel portal frame, concrete block walls, part Yorkshire board cladding under a monopitch corrugated clad roof.

Earth Walled Silage Clamp approx 400t

Loose Housing/ Youngstock Cubicle Building 18.2 m x 12.0 m

Constructed of steel portal frame, concrete block wall elevations, part Yorks boarding clad under a pitch box profile cloud roof comprising loose housing and Youngstock cubicles. Slatted yard to front.

Cow Cubicle Building 32.0 m x 14 m

7 bays constructed of steel portal frame, part concrete panel walls, Yorks boarding under a pitch five cement clad roof comprises cubicles for 30. Slatted yard to front.

Youngstock Kennels Building

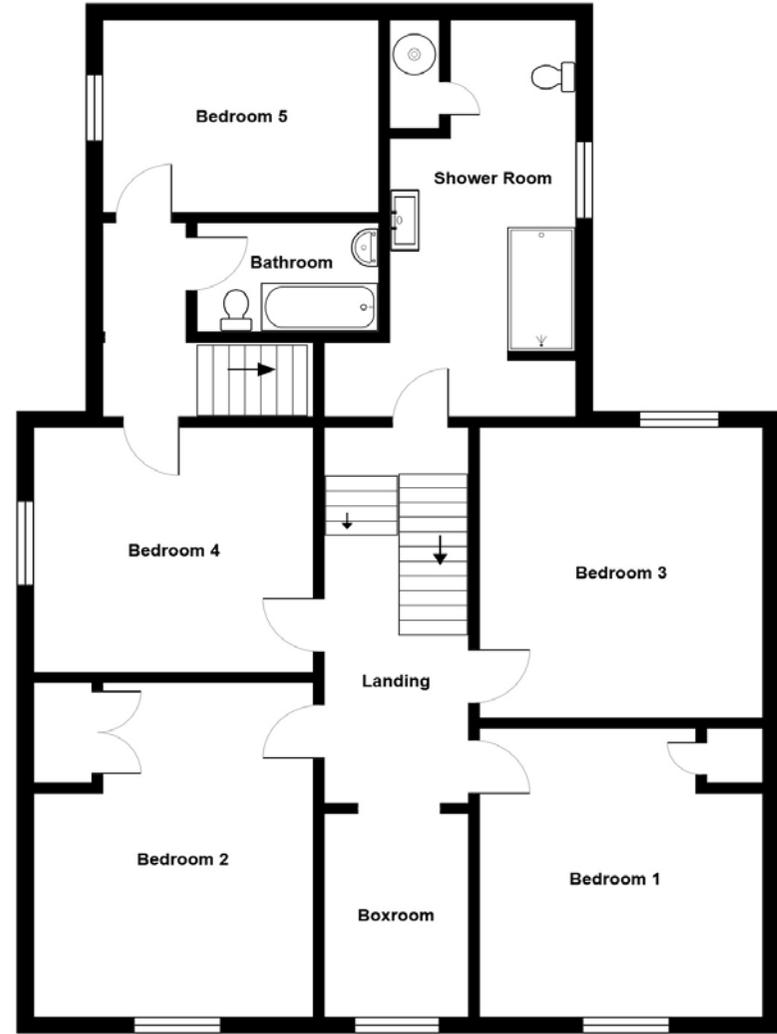
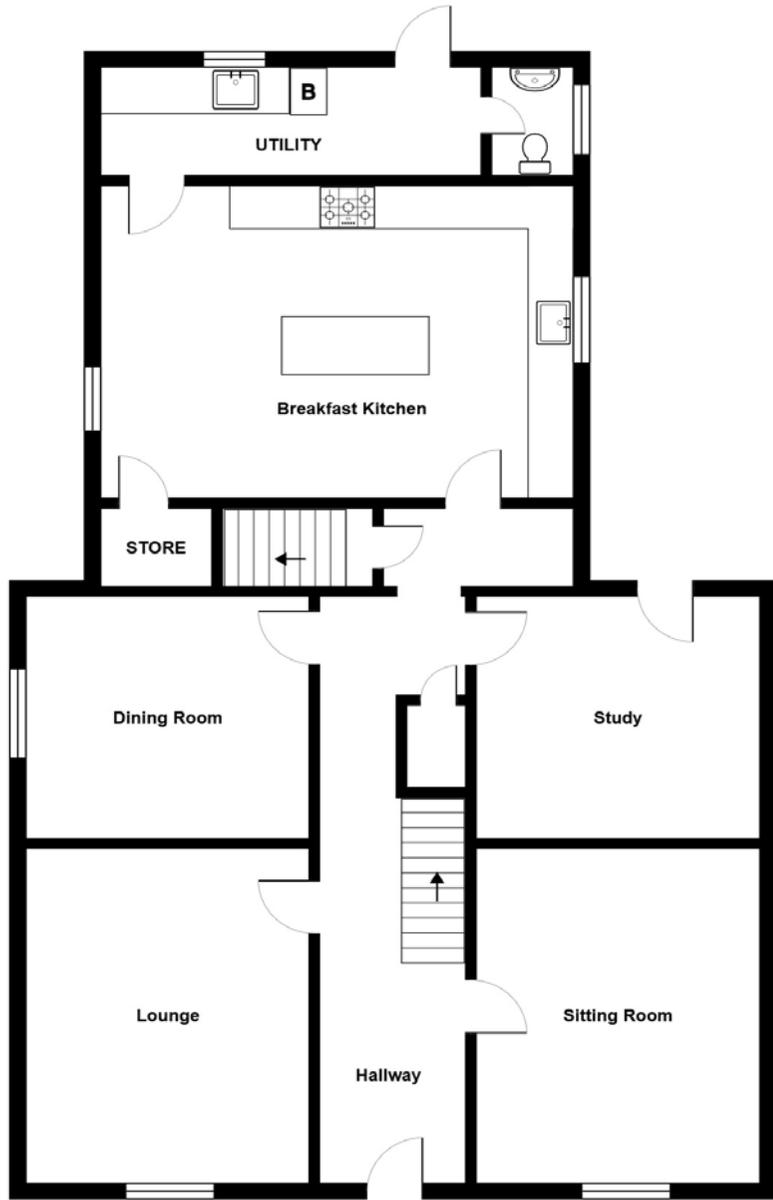
Kennels for 65 constructed of timber frame and cladding under a pitch corrugated iron clad roof. Slatted yard to front.

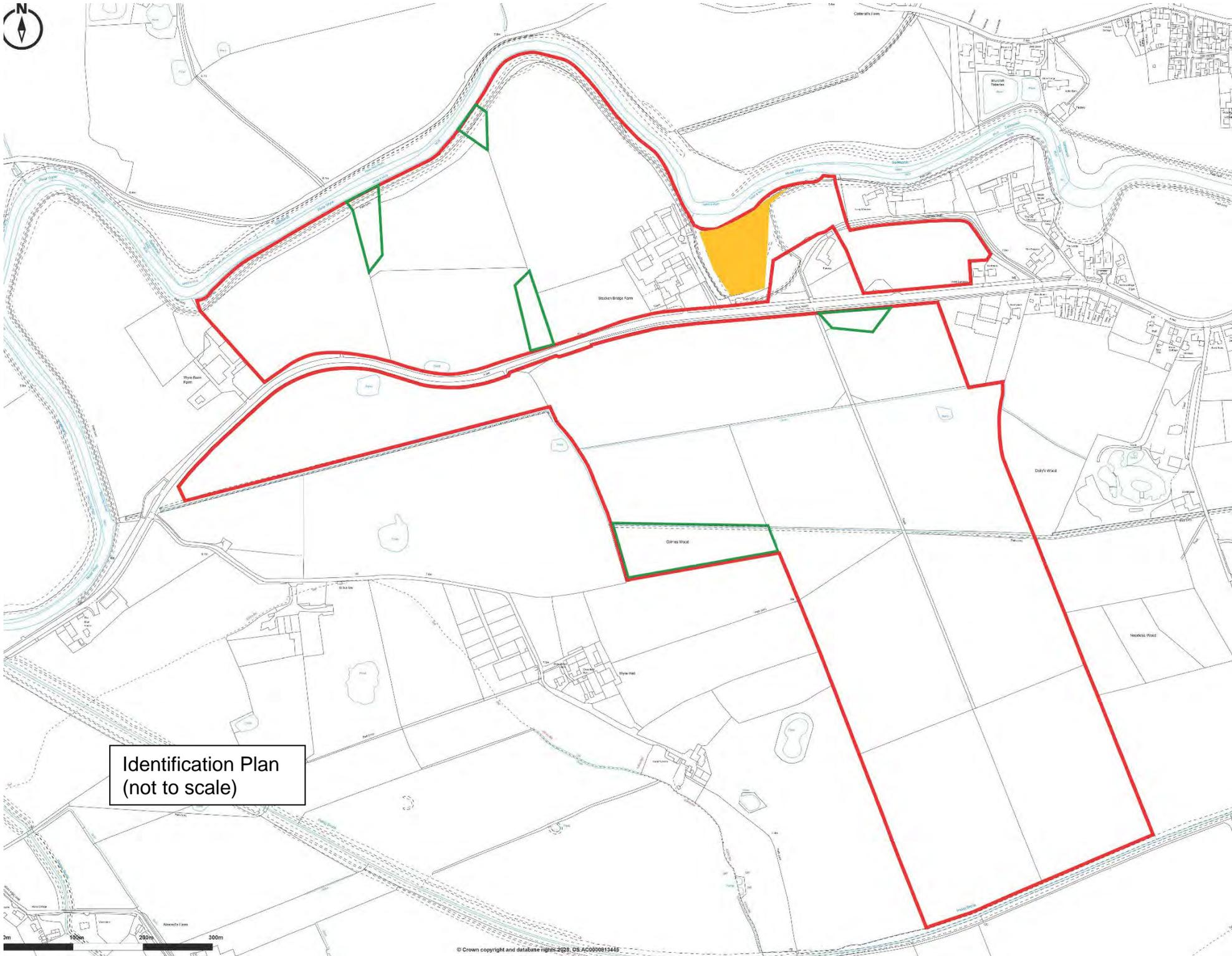
Rear Yard Area

Steel stanchions with concrete panel walls.

Slurry Store

Malgar 4 ring Slurry store

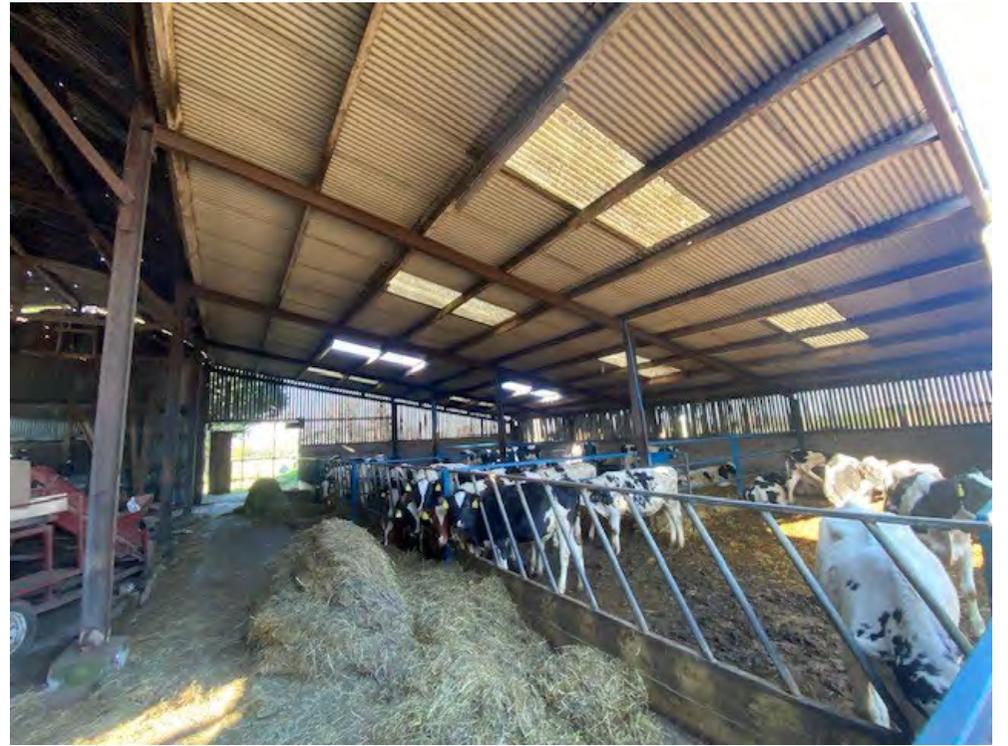




Identification Plan
(not to scale)











Farm Business Tenancy

Stockenbridge Farm is sold subject to the remainder of a fixed term farm business tenancy which expires 31 August 2031, in approximately six years time, following service of the appropriate notice.

The passing rent is £ 25,000 per annum which increases on 1 September 2026 to £27,000 per annum.

The tenancy is a full repairing and insuring lease.

Wayleaves, Easements

The property is to be sold subject to all existing wayleaves, easements and rights affecting the property at the point of sale subject to legal confirmation.

There is a gas pipeline easement across the most westerly extent of the land. There are electricity wayleaves for overhead and underground apparatus.

There is a deed of grant for a private water supply across part of the farm land.

Viewings – Open Viewing Days

Wednesday 14 May 1pm-2.30pm

Thursday 15 May 1pm-2.30pm

Tuesday 20 May 1pm-2.30pm

Please email the selling agents to confirm the day of attendance.

Contact email adamp@shpvaluers.co.uk andrew.coney@pwcsurveyors.co.uk

Informal Tender

Informal Tenders to be submitted by no later than 12noon on Thursday 19 June 2025 via post to the joint selling agents

Please complete and post the Stockenbridge Farm Informal Tender Offer Form available for download online

Money Laundering Regulations

The joint selling agents will require two forms of formal identification from the successful tender together with evidence of source of purchase funding.

We will also undertake an online check to identify any politically exposed persons and persons subject to sanctions.

These details do not form any part of a binding contract for the letting of the property and are produced subject to contract. The property owner is not required to accept the highest or any offer made and may withdraw the property.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

The joint selling agents for themselves who are agents on behalf of the owners and for the owners of this property give notice that:

- (i) the particulars are set out as guidance for interested parties and do not constitute, nor constitute part of, an offer or contract and indeed is subject to contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of either of the joint selling agents has any authority to make or give any representation or warranty whatever in relation to this property

Joint Selling Agents



Burlington House, 10-11 Ribblesdale Place, Preston PR1 3NA

Tel: 01772 882277 Website: www.pwcsurveyors.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.

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