



FOR SALE - £3,000,000

THROSTLE NEST FARM Church Lane | Winmarleigh | Preston | PR3 0LA

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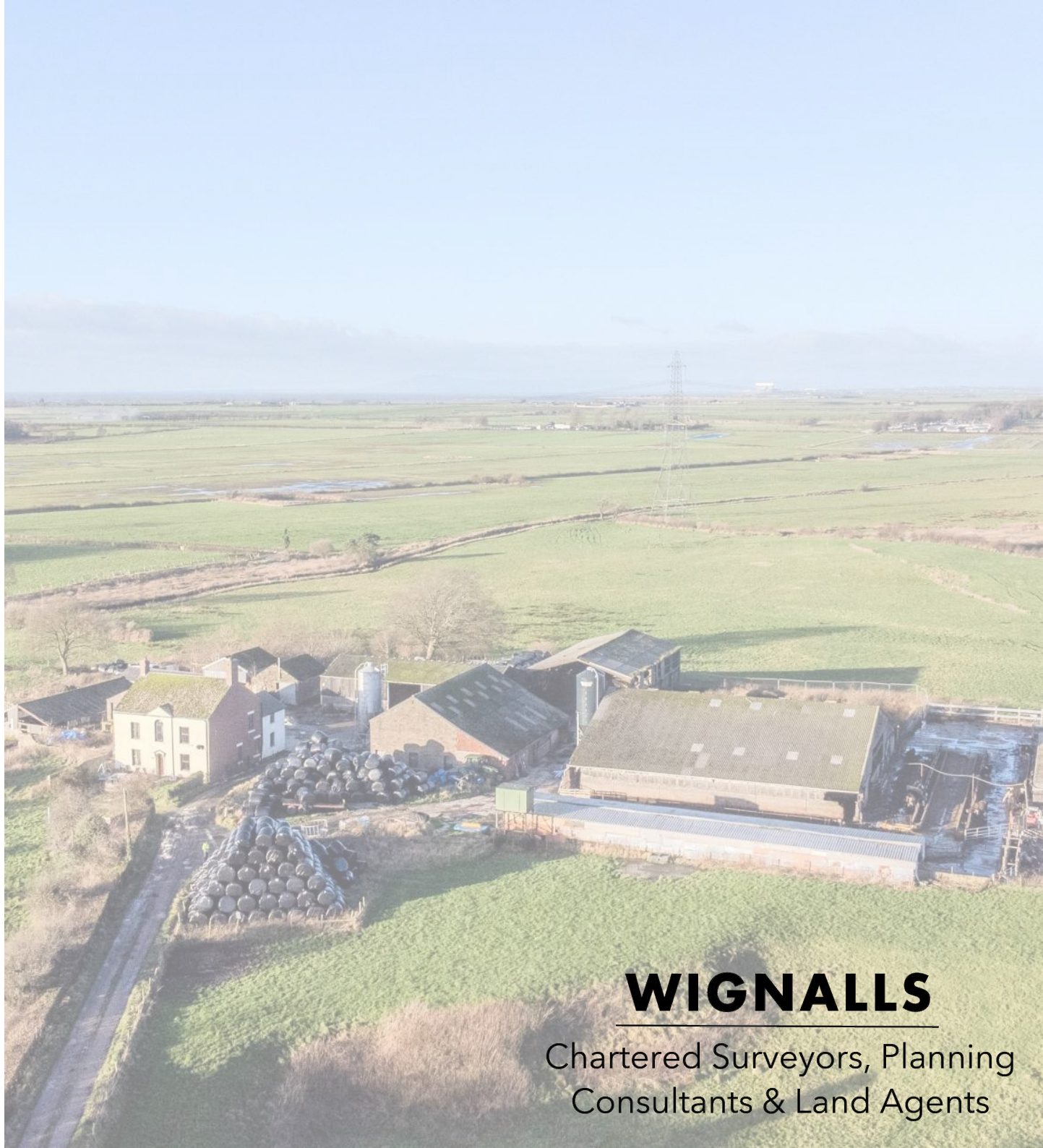
Throstle Nest Farm Winmarleigh Preston PR3 0LA

Located North of Preston and south of Lancaster, on the outskirts of Winmarleigh, Throstle Nest Farm hosts an impressive 275 acres of land all in a ring fence. In addition to a 5 bedroom detached farmhouse.

The subject property is currently used as a dairy farm, but lends itself to general livestock production also.

The farm also features a range of traditional and modern agricultural buildings, parlour, dairy and slurry lagoon.

The land is offered for sale as a whole by private treaty with a guide price of £3,000,000



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A Unique Opportunity to Acquire a Versatile 275-Acre Farmstead

Nestled on the outskirts of the picturesque village of Winmarleigh, Throstle Nest Farm offers an exceptional opportunity to purchase a substantial 275-acre dairy farm. Surrounded by unspoiled countryside, this ring-fenced holding combines productive agricultural land with residential and commercial potential. The Property comprises a range of livestock buildings, ranging from traditional brick built buildings, modern steel portal framed buildings and timber buildings.

The holding has development potential within the agricultural buildings to residential development or other uses subject to the necessary consents being obtained.

The farm is accessed through a private drive off Church Lane just on the outskirts of the village of Winmarleigh.



RESIDENTIAL ACCOMMODATION

The spacious 5 bedroomed farmhouse on Throstle Nest Farm has an internal area of approx. 213m² (2292ft²). The property has character features accompanied by the following accommodation;

Ground Floor:

- Spacious Kitchen
- Living room with woodburning stove
- Utility room
- Shower room
- Pantry
- Office space
- Cellar

First Floor:

- Five bedrooms
- On suite shower room
- 4 piece family bathroom.

The property benefits from double glazed windows throughout. The property itself offers a large south-facing orchard to the front of the property.

The property is conveniently approached via a private driveway from Church Lane.

Furthermore, the property is within close proximity to many local amenities. Being located an only eight minute drive from Garstang town centre.



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AGRICULTURAL LAND

275 acres of grade 2 agricultural land as per the Agricultural Classification Maps of England and Wales. All encompassed within a ring fence.

The land is typically used for grazing cattle. However, with the land being grade 2 agricultural land, with a variety of soils from wetter clay soil to more sandy soils. The high quantity of land means that the farm could be diversified into a selection of farming systems.

Currently, the access to the fields is situated through the farm yard, however the land does benefit from right of access via trackway to the north.

The farm is currently entered into a Higher Tier Countryside Stewardship scheme. Although not restrictive to the farming practices, purchasers would need to comply with the agreement until its end.

The subject property is located within flood zone 1, 2, and 3. With the western fringe being in flood zone 2 and 3, and the farm yard and land to the east is flood zone 1. More information is available upon request.

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FARM YARD

The farm yard is divided into 13 buildings ranging from traditionally brick built, timber cow kennels, and modern steel portal framed buildings. Please find below a brief description of each building which relate to the buildings schedule plan.

Building 1 - Wooden portal framed building with a pitched roof, traditional brick built walls and cement fibrous roofing and skylights. Building 1 looks like it has benefited from an extension to the side. Meaning that the total floor area comes to 301.57 sq m

Building 2 - Steel portal framed building with pitched roof, concrete bay walling, cement fibrous roofing, and Yorkshire cladding.

Building 3 - Wooden framed building with metal sheet cladding and roofing.

Building 4 - Wooden framed building with a fibrous cement pitched roof equipped with skylights.



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FARM YARD



Building 5 - *Concrete portal framed building with concrete flooring and wooden walling. Building 5 also benefits from Yorkshire cladding. Currently utilised as a silage store, the use for this building could be varied due to its adaptable design.*

Building 6 - *Steel portal framed building with Yorkshire cladding and a low stone base. Building 6 also has cement fibrous roofing with skylights.*

Building 7 - *Traditional brick built building with a pitched roof, slider doors, concrete flooring, and cement fibrous roofing.*

Building 8 - *Steel portal framed building with a fibrous cement pitched roof, and Yorkshire cladding.*

Building 9 - *Open sided 3 bay brick built building with a slate pitch roof.*

Building 10 - *Steel portal framed building with a fibrous cement pitched roof, low concrete walling, and Yorkshire cladding.*



FARM YARD

Building 11 - 2 bay open sided traditional stone built building with a fibrous cement pitched roof.

Building 12 - Two storey traditional brick built building with a slate pitched roof.

Building 13 - Steel portal framed modern building with a metal pitched roof equipped with skylights, low concrete base, and Yorkshire cladding. Building 13 is used as a beef shed with a central feeding passage. Design plan available upon request.

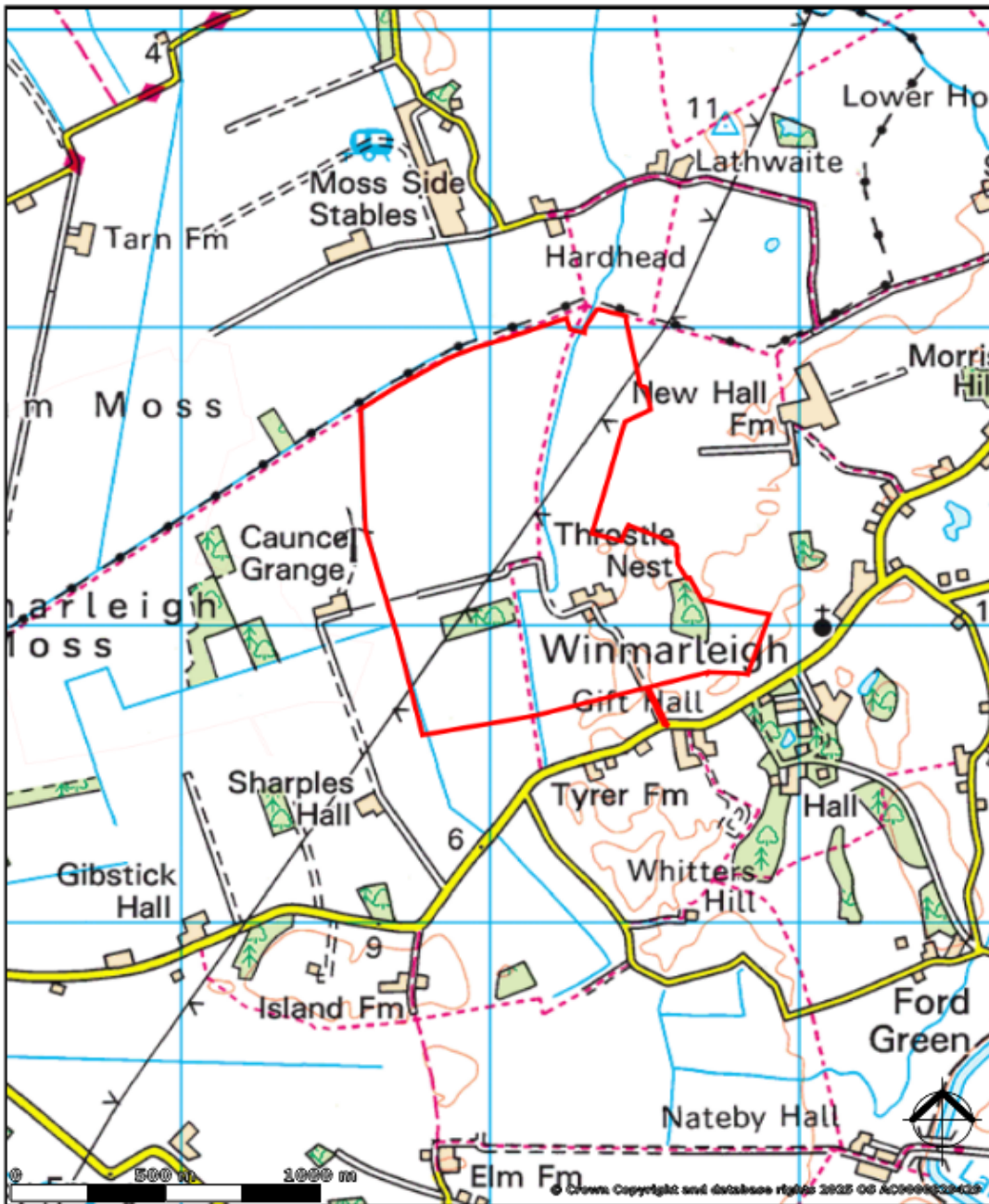
Slurry lagoon - Throstle nest farm hosts a slurry lagoon, outlined in blue on the plan, which is to the northern side of building 2.

Storage Locations - Throstle Nest farm has two area that is used for bale stores. These are detailed on the plan. The total floor area for both of these stores comes to approximately 446.64 sq m.



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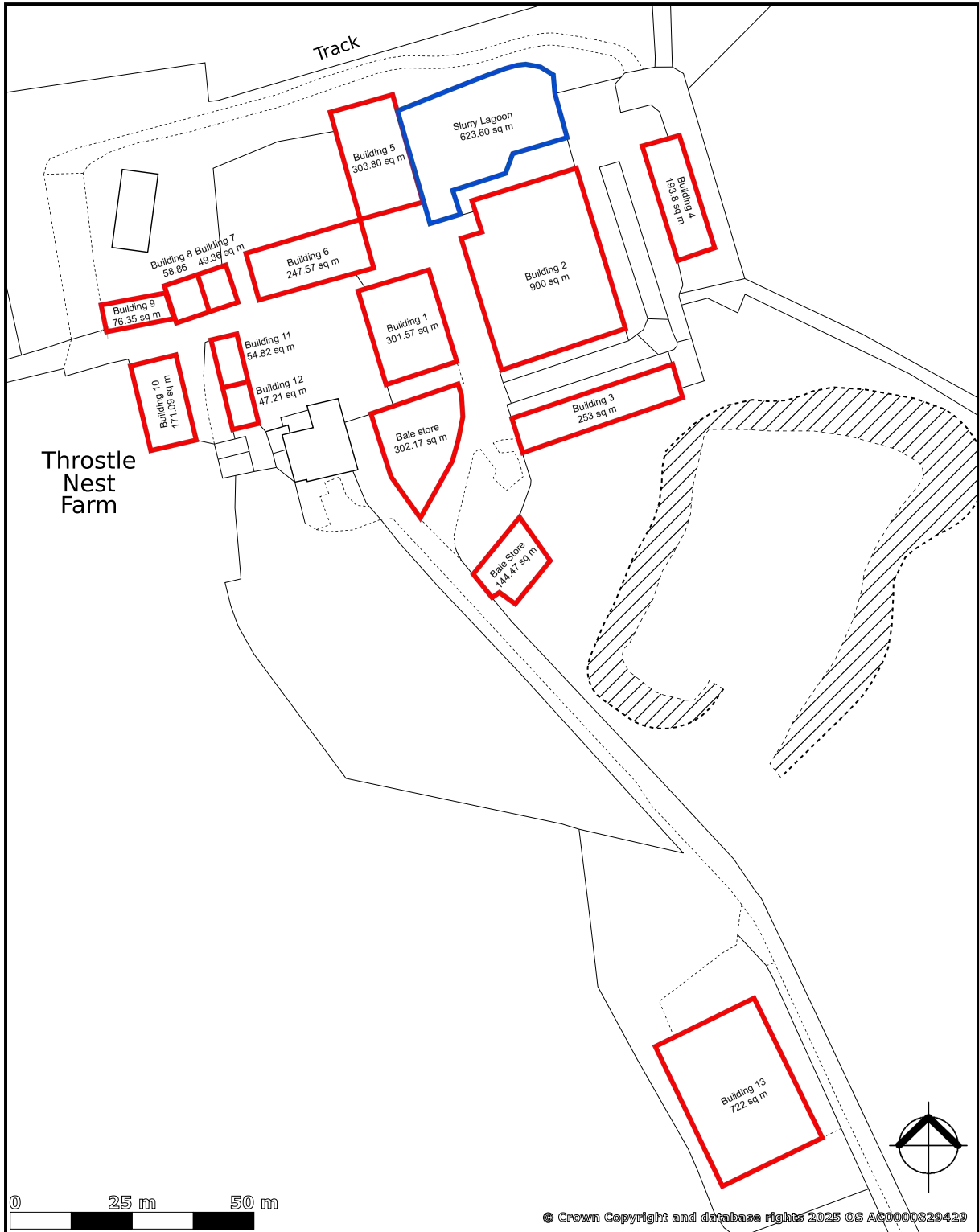


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BUILDING SCHEDULE PLAN



created on **edozo**

Plotted Scale - 1:1,250

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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

General Remarks

Local Authority
Wyre council

EPC
To be provided

Nitrate Vulnerable Zone
The subject property is not located in a Nitrate Vulnerable Zone.

Planning Policy
Available upon request.

Viewings
The land may only be viewed by prior appointment only. Viewings to be made by Tom Wignall BSc Hons MRICS FAAV and Gerald Forshaw

Enquires
All enquiries should be directed to Tom Wignall by calling the office or emailing info@wignalls.land.

Method of Sale
Private treaty

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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 procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance

Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

Wignalls Chartered Surveyors for themselves and the vendors or lessors give notice that:

1. all descriptions, plans, dimensions, references to conditions 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 purchaser should not rely on the statements of fact but

must satisfy themselves by inspection or otherwise as to the correctness of them.

2. any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All

intending purchasers are recommended to carry out their own investigations before Contract.

3. No person in the employment of Wignalls Chartered Surveyors has any authority to make any representations or warranty whatsoever in

relation to this property.

4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees

in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.

5. where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or

tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.

6. All correspondence (whether married or not) and all discussions with Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to contract.

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