



**Barkers Farm, Town Lane, Much Hoole,  
Preston, Lancashire PR4 4GJ**

Preston - 5 miles

M6 / M61 / M65 Motorways - 8 miles

**Barkers Farm, Town Lane, Much Hoole, Preston PR4 4GJ** comprises a four bedroom dwelling, attached two bedroom self contained annexe, range of former poultry sheds and storage sheds with the benefit of planning permission for the construction of three large detached residences in place of the sheds and grass paddock in all extending to 2.74 acres or thereabouts. Additionally there is an adjoining meadow extending to 5.24 acres with second independent access which is offered for sale separately if not sold with Barkers Farm in its entirety.

Much Hoole is a village adjoining Liverpool Road A59 midway between Preston and Burscough / Ormskirk and the local area is well established with schools, recreation parks, restaurants, supermarkets, discount stores, medical centres, petrol stations and Preston town centre is only five miles north on the A59. Town Lane entrance to Barkers Farm is only 500 metres to the A59 and yet retains the quiet and peaceful atmosphere of rural surround to the south without isolation.

**Council Tax** Band C

**Energy Performance Certificate**

**Price** House & Development Site 2.74 acre setting £1,450,000 Meadow 5.24 acres £150,000 As a whole £1,600,000

**Viewing** strictly by appointment through the Selling Agents.

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, Lancashire BB7 4LH Tel. 01200 441351 email [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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**Barkers Farmhouse** (plan item 1) is constructed of solid brick walls externally white rendered under a slate roof with the following accommodation.

**Ground Floor Front Entrance Porch** 6' 0" x 5' 10" constructed of brick walls under a dual pitch slate roof with stone flag floor, inner door to the kitchen and glazed outer door

**Kitchen / Diner** 16' 6" x 16' 1" with wood floor, front window and two rear windows, range of wall cupboards and work top units incorporating a stainless steel one and a half bowl sink unit under the front window, gas four ring hob, Zanussi eye level oven, tall fridge, dish washer, peninsular work top extension and wall mounted convector heater.

**Utility** 16' 7" x 15' 0" solid floor with carpet tile covering, rear double glazed doors to the rear garden, front stable door entrance, built in cupboard with wall mounted Baxi gas boiler, wall mounted convector heater, plumbing for a clothes washer, corner log burning stove and cloaks with tiled floor, small front window and low flush toilet.

**Lounge** 24' 0" x 16' 5" with fitted carpet over a solid floor, two front windows with undersill radiator to one window, rear window, enclosed stairway, brick fireplace with fitted gas fire, stone flag hearth and polished mahogany mantle extending into a corner television plinth and door to the annexe.

**First Floor** An enclosed carpeted stairway leads from the lounge to a carpeted corridor landing with two front windows and entrances to four bedrooms and the bathroom.

**Bedroom 1** 17' 3" x 15' 6" with fitted carpet, front window, rear velux roof window, wall radiator, built in wardrobes with pine doors each side of a centre dressing table and ensuite with wood floor, front window, tiled walls with heated chrome towel radiator, glass panel shower closet with Triton Cara electric shower, pedestal wash basin and low flush toilet.

**Bedroom 2** 13' 0" x 9' 5" with fitted carpet, rear window, wall radiator and fitted wardrobe.

**Bathroom** 13' 0" x 6' 2" with lino floor covering, airing cupboard with hot water cylinder with immersion heater, half height wall tiling, glass panel shower closet with Triton T80si electric shower, wall radiator, panelled bath, pedestal wash basin and low flush toilet.

**Bedroom 3** 12' 4" x 8' 10" with fitted carpet, rear window, wall radiator and wardrobe closet.

**Bedroom 4** 16' 6" x 11' 4" with fitted carpet, front window, wall radiator and ceiling roof inspection hatch.

**The Annexe** (plan item 2) is of similar structure to the farmhouse but with front and rear dormer windows to the bedroom accommodation and a gable leanto brick wall and stone flag mono pitch roof incorporating an entrance porch and a garden room. The accommodation is as follows

**Ground Floor Entrance Porch** 6' 5" x 6' 5" with lino cushion floor covering, windows to two sides, glazed outer door and inner door to a lobby 4' 0" x 3' 0" with tiled floor and door to understair storage.

**Kitchen** 17' 3" x 13' 3" with wood floor, gable window, front window, wall radiator, wall mounted convector heater, range of wall cupboards and work top units incorporating a stainless steel one and a half bowl single drainer sink unit under the front window, space for electric cooker, space for tall fridge and wall mounted Glow Worm gas boiler housed in one of the wall units.

**Lounge** 17' 4" x 12' 10" with fitted carpet, rear window, stone fireplace with fitted gas fire, polished light oak mantle extending into a corner television plinth and sliding glass door to the garden room.

**Garden Room** 12' 6" x 6' 5" fitted carpet and windows to two sides with glazed door to the rear garden flagged pathway and lawn.



**First Floor** A carpeted single flight stairway leads from between the lounge and kitchen doorways to a landing with fitted carpet and entrance to two bedrooms and shower room.

**Bedroom 1** 13' 6" x 10' 7" with fitted carpet, dormer window to the front, wall radiator and built in wardrobe closet.

**Shower Room** 7' 10" x 6' 3" with lino flooring covering, gable window, tiled walls with heated towel rail, eaves closet with hot water cylinder with immersion heater, glass panel shower closet with Triton Alicante electric shower, pedestal wash basin and low flush toilet.

**Bedroom 2** 17' 4" x 13' 0" with fitted carpet, dormer window section to the rear, eaves wardrobe closet, wall radiator and ensuite with lino floor covering, dormer window section to the rear, pedestal wash basin and low flush toilet.

**Outside** Link attached car garage 20' x 18' (plan item 3) constructed of concrete block walls under a timber roof structure with steel sheet monopitch roof cladding, concrete floor and sliding wood car entrance door. Flagged path and lawns to the rear of the house. Garden shed and vegetable patch with border fence. Front lawn and driveway off Town Lane.

**Services** Mains sewer, water, gas and electricity. Gas fired central heating and domestic hot water. White upvc double glazed windows and doors throughout.

**Planning Permission** Under South Ribble Borough Council was granted on 11<sup>th</sup> July 2025 as an outline planning application with all matters reserved for subdivision of the existing dwelling house, demolition of existing buildings and the erection of three dwelling houses. Approval of reserved matters must be made within three years and the development commenced within two years of final approval of reserved matters. The proposed dwellings are two storey with circa 3,000 sq ft floor space shown on the development plan and replace farm sheds 6, 7 and 8 and turnout area 9 on the sale plan. The proposed double car port replaces shed 4 and stable 5. The planning permission reference is 07/2025/00280/OUT or phone the selling agents for any specific detail.

**Farm Buildings** comprises as follows

**Three Bay Open Front Barn** 45' x 30' (plan item 4) constructed of steel stanchion with timber roof beams, concrete block lower walls, space board upper rear and side cladding, corrugated asbestos dual pitch roof cladding and stone floor.

**Stables** Range of two stables (plan item 5) 10' x 12' and 14' x 12' with 3' canopy constructed of timber with onduline roof, concrete floor and electric lighting.

**Range of three containers with two car ports** comprising three shipping containers with open front single car ports between each lockup container with stone floors.

**Poultry Shed** 44' x 14' (plan item 6) now used as a workshop constructed of stone, brick and timber boarded sides under part slate and mainly corrugated tin dual pitch roof with mainly concrete floor and part stone flagged floor at one end with log burning stove and electric services.

**Poultry Shed** 56' x 50' (plan item 7) four bay structure of timber frame with wood and metal roof trusses, wood frame leantos each side, corrugated tin roof and side cladding, concrete floor and flush toilet with external access. This building is now used for storage and has electric services.

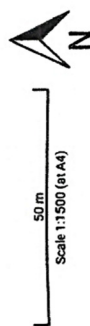
**Poultry Shed** 60' x 30' (plan item 8) four bay structure of wood frame with metal roof trusses, boarded sides, cement fibre dual pitch roof cladding, concrete floor and three phase electric service. This building is also used for storage.

**Turnout Arena** 25m x 20m (plan item 9) stone base and timber post and rail fence. The finished surface is not complete and the area was used for storing agricultural machinery.

**The Farm Land** is shown on the attached plan with the boundary edged red. The meadow extends to 5.24 acres and has an additional access from Lunds Lane. The paddock between the meadow and the farmbuildings has a timber built animal shelter and extends to about 1.00 acre leaving the house and buildings curtilage with an area of about 1.74 acres. There is a public footpath running north to south inside the west boundary with a stile into the meadow.



# Barkers Farm







**PROPOSED BLOCK PLAN - FEASIBILITY**  
SCALE 1:250 @ A1

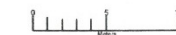


**PROPOSED SITE LOCATION PLAN - FEASIBILITY**  
SCALE 1:1250 @ A1

- Assumed Application Site - Approx. 11183m<sup>2</sup> (To be confirmed)
- Existing Building to be demolished
- Existing Dwelling subdivided to form 2no. dwellings
- Proposed new dwelling
- Open Green Space

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Notes





**House Lounge**



**House Kitchen**



**House Dining Area**



**House Utility**





**House Bathroom**



**House Bedroom 1 Ensuite**



**House Bedroom 1**



**House Bedroom 2**



**House Bedroom 3**





**House Bedroom 4**



**Annexe Lounge**



**Annexe Kitchen**



**Annexe Garden Room**





**Annexe Bedroom 1**



**Annexe Shower Room**



**Annexe Bedroom 2**



**Annexe Bedroom 2 Ensuite**







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