

**Poplar Farm, Cogie Hill, off Garstang Road,
Preston, Lancashire PR3 0LD**



Garstang – 4 Miles

M6 Motorway J33 – 7 Miles

Poplar Farm comprises a detached farmhouse constructed of cavity brick walls, circa 1900 under slate pitched roof elevations and a range of farmbuildings in a 1.75 acre setting with access from Garstang Road the council maintained road leading from Pilling to Winmarleigh. This four bedroom farmhouse has been unoccupied for a period of three years and, whilst it could easily be renovated, it does have planning permission for demolition and a new dwelling and detached garage in place. The farmbuildings are currently in agricultural use but there is an existing covenant which restricts some other uses such as haulage including heavy goods haulage or other business uses without the permission of the owner of Crawley Cross Farm through which access is gained. There is also an unrestricted right of way up the farm track to the north of Poplar Farm onto Gulf Lane.

Council Tax band E

Energy Performance Certificate not assessed

Price £595,000 (five hundred and ninety five thousand pounds)

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Viewing By appointment through the selling agents

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The Farmhouse



Poplar Farmhouse is constructed of cavity brick walls with pebble dash front elevation and gable elevation under pitch slate rooves and comprises the following former living accommodation.

Ground Floor A upvc glazed front entrance door leads to **The Hall** 13' 0" x 4' 6" with red tiled floor and stairway to the first floor.

Sitting Room 24' 3" x 14' 0" with front window, gable window and an arched brick fireplace with tiled hearth and combustion stove.

Kitchen Diner 24' 3" x 12' 6" with front window, rear window over the sink unit, range of wall cupboards and work top units incorporating a Phillips Whirlpool oven, electric hob and stainless steel single drainer sink unit and two fluorescent ceiling strip lights.

Pantry 7' 2" x 7' 0" with understair storage.

Rear Entrance Lobby with rear entrance door

Former Kitchen Utility 16' 3" x 13' 0" with windows each side, enclosed stairway to a single first floor room, stone surround fireplace with red tile hearth and combustion stove, built in store cupboard and electric meter cupboard, stainless steel single drainer sink unit and fluorescent ceiling strip lights.

First Floor A single flight stairway leads from the hall to a half landing with steps to one side bedroom and the other side landing

Bedroom 1 14' 0" x 12' 0" with front window.

Bedroom 2 13' 0" x 12' 8" with front window and airing cupboard with hot water cylinder with immersion heater and cold water header tank.

Bedroom 3 14' 0" x 12' 1" with gable window.

Boxroom 9' 7" x 4' 6" with front window.

Bathroom 11' 2" x 10' 9" with gable window, panelled bath, pedestal wash basin and toilet.

Bedroom 4 16' 3" x 13' 0" with enclosed stairway from the former kitchen utility, windows each side and airing cupboard with hot water cylinder with immersion heater and cold water header tank.

Outside Brick and slate roof gable leanto outhouse 19' 6" x 11' 4" with door, window, old toilet, uneven floor and plastic oil tank.

Services Mains water and electricity services. Septic tank drainage. Upvc double glazed windows all to renew.

Three Bay Barn



The Farmbuildings are shown on the sale plan within the boundary edged red and comprise as follows.

1. Detached Implement Shed 23' x 20' timber structure with earth floor, open front and corrugated tin monopitch roof and side cladding.

2. Detached Range of Loose Boxes 31' x 15' constructed of brick walls and box profile steel sheet pitch roof cladding, three windows and three doors.

3. Three Bay Barn 45' x 30' constructed of brick walls under a slate pitched roof with central threshing bay, hay bay and bay with shippon and hay loft. **Rear Leanto Shippon** 45' x 21' with tyings for 15 cows and **Extension** 30' x 21' with tying for 8 cows both shippons of similar structure to the barn.

4. Former Dairy 16' x 10' constructed of brick walls under a pitch asbestos clad roof with internal cold store.

5. Three Bay Multi Purpose Shed 45' x 73' span constructed of steel stanchions and metal roof trusses with earth floor, corrugated tin side cladding and cement fibre pitch roof cladding.

6. Three Bay Store 45' x 30' constructed of steel portal frame, earth floor, concrete block walls and upper cement fibre side cladding and pitched roof cladding.

Planning Permission under application no 21/00322/FUL was given dated 10th February 2022 for demolition of existing dwelling and erection of 2 storey detached dwelling and detached garage (C3) installation of package treatment plant and change of use of agricultural land to residential use and change of use of part of existing residential land to agricultural use. Development must be started before 10th February 2025. Full details available.

Restrictive Covenant effects Poplar Grove in accordance with a permitted right of way from Garstang Road through Crawley Cross Farm and up Gulf Lane to exercise the right with private and agricultural vehicles only and not allow the access way to be used by heavy goods vehicles or for the purposes of other business use at Poplar Farm including, but not limited to, the use as a haulage yard or for storage or other business use.

Right of Maintenance The vendor of Poplar Farm and his successors retaining the ownership of Gulf Lane where it passes Polar Farm will reserve the right to maintain and repair the drain (approx. 6" dia) shown marked on the sale plan.

Boundary Fence The purchaser will be responsible to construct any new fences and maintain existing fence boundaries to the property to be sold and to a minimum stock proof standard of treated posts, sheep netting and single if not double strand of barb wire above the sheep netting.

Former Dairy and Rear of Three Bay Barn



Three Bay Multi Purpose Shed



Three Bay Portal Frame Store



Poplar Farm, Wimmerleigh



Plan

Range of Three Loose Boxes





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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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