



Preston M6 Junction 32 - 6 miles

Blackpool M55 Junction 1 - 6 miles

**Stanley Farm**  
**Pinfold Lane, Sowerby**  
**Preston, Lancashire PR3 0TX**  
**About 288 acres**

The renowned home of the Joylan herd of Holstein dairy cattle comprising a prestigious principal residence in its own landscaped grounds with private driveway, two additional detached three bedroom residences, detached farm office, steel frame 498 cow housing complex, calving pens, additional cubicle sheds, general purpose sheds, silage bunkers, large slurry lagoon, 34,000 bird modern poultry shed and grade 2 fertile level cropping land in all extending to 288.39 acres for sale by informal tender as a whole or any combination of five lots.

**Guide Price:** £5,250,000 fully equipped. The dairy cattle will be sold by auction on the premises on 11th August. Grass silage and standing crop maize will be to take over at valuation.

**Informal Tender:** Completed tender forms required by 12noon Friday 31<sup>st</sup> July.

**Viewing:** By appointment with the selling agents.

**Selling Agents:** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel: 01200 441351 Email: sawley@rturner.co.uk

## **Price Guides**

Lot 1 Stanley Farmhouse, Stanley Lodge Farmbuildings and 127.91 acres	£3,000,000
Lot 2 Field View with 30.65 acres	£ 750,000
Lot 3 Land extending to 40.01 acres	£ 475,000
Lot 4 Land extending to 32.46 acres	£ 350,000
Lot 5 Land extending to 57.36 acres	£ 675,000

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**Lot 1 edged red**  
**Stanley Farmhouse, Stanley Lodge, Farmbuildings and 127.91 acres**

An excellent commercial milk producing unit with five bedroom principal residence in its own spacious grounds with private entrance drive, detached farm office, three bedroom detached residence constructed circa 1998 with garden surround subject to an agricultural tie restricting occupation to persons employed or previously employed in agriculture and their dependants, steel frame 498 cow housing complex with calving pens, additional cubicle sheds, general purpose sheds, silage stores, large slurry lagoon, 34,000 bird modern poultry shed together in all about 127.91 acres.

**Stanley Farmhouse, Pinfold Lane, Sowerby** is a detached residence constructed in dark mellow brick under a slate roof with the following accommodation.



**Ground Floor** with front entrance to a glazed inner vestibule to the hall, glazed door from the garden to the dining room and rear entrance from the rear yard with parking facility as well as the front driveway also with parking facility to the front of the house.

**Hall** with front entrance vestibule to a carpeted hallway with stairway to the first floor, wall radiator and wired for centre ceiling light, running through a doorway to the rear hall with tiled floor, wall radiator, wired for centre ceiling light and rear entrance. The front hallway gives entrance to the front lounge and dining room. The rear hallway gives entrance to the rear lounge, study, cloaks and kitchen.

**Front Lounge** 14' 3" x 12' 2" fitted carpet on a boarded floor above the basement cellar, fireplace with black iron ornamental surround with gas fired coal effect fire on a tiled hearth, front window, wall radiator and wired for centre ceiling light.



**Dining Room** 14' 4" x 14' 2" laminate wood floor, front window, wall radiator, fitted cupboard and drawers with polished wood top, glazed door to the garden and wired for centre ceiling light.



**Rear Lounge** 17' 2" x 14' 4" carpeted floor, mellow brick fireplace with tiled hearth, gable window, wall radiator and wired for centre ceiling light.



**Study** 14' 4" x 7' 5" tiled floor with raised polished wood floor, polished wood lower wall panelling, gable window and wired for centre ceiling light.

**Cloaks** 8' 7" x 4' 8" tiled floor, tiled walls, rear window, wall radiator, cabinet wash basin, low flush toilet, plumbing and space for a clothes washer.

**Kitchen** 17' 4" x 16' 6" walk in corner pantry with shelves and entrance to basement cellar with stone steps down to a single room under the front lounge with central cold slab and perimeter stone seating. Kitchen with laminate wood floor, rear window with undersill radiator, range of hand painted wall cupboards and Italian granite work tops incorporating a double deep white porcelain sink under the gable window and dish washer with matching Italian granite top island unit incorporating a small stainless steel wash bowl and fridge, electric Aga two plate cooker, warming plate and ovens inset to a mellow brick surround with cream tiles to the back matching the kitchen cupboards and work top splash backs, fifteen recessed ceiling lights.



**First Floor** A carpeted stairway leads from the hall to a half landing which divides into a return stairway to two front bedrooms and a rear stairway to three rear bedrooms and the bathroom.

**Front Ensuite Bedroom 1** 22' 3" x 14' 4" carpeted floor, front and gable windows, wall radiator and wired for centre ceiling light, ensuite with lino floor cover, three tiled walls, panelled bath with shower fitting, cabinet wash basin with overhead mirror and strip light, bidet, low flush toilet, chrome wall mounted heated towel rail and three recessed ceiling lights.



**Front Bedroom 2** 14' 4" x 12' 4" carpeted floor, front window, wall radiator and wired for centre light fitting.



**Dressing Room** 6' 5" x 6' 4" carpeted floor, front window with undersill radiator and wired for centre ceiling light.



**Rear Ensuite Bedroom 3** 16' 8" x 14' 4" carpeted floor, gable window, wall radiator, wired for centre ceiling light, ensuite with carpeted floor, tiling to three walls, panelled bath with shower fitting, pine cabinet wash basin with overhead mirror, low flush toilet and three recessed ceiling lights.





**Rear Bedroom 4** 17' 7" x 9' 3" carpeted floor, gable window with undersill radiator and wired for centre ceiling light.



**Rear Bedroom 5** 14' 4" x 7' 11" carpeted floor, fitted corner wardrobe, gable window, wall radiator and wired for centre ceiling light.



**Bathroom** 12' 9" x 4' 8" carpeted floor, three tiled walls, rear window with undersill radiator, panelled bath with shower fitting, pedestal wash basin, low flush toilet and wired for centre ceiling light.



**Second Floor** Attic with floor boarded storage space and gable windows.

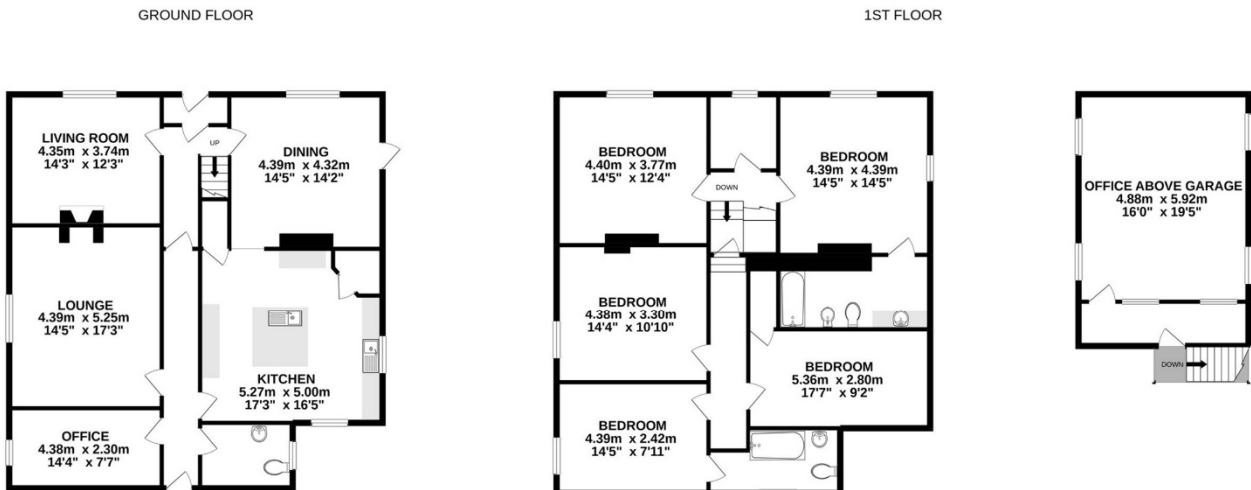
**Outside** Farm office with former arched stable underneath 23' 9" x 15' 11" constructed in similar materials to the farmhouse. The office is at first floor level with access via a flight of stone steps with iron railings and has a reception area used for storage and open plan office with exposed wood truss beam, apex ceiling with four double strip lights, carpet tile floor covering and gas fire with stainless steel flue pipe. There is vehicle parking to the rear of the house and office. Impressive terraced lawn and walled garden with curved driveway and turning circle to the front of the house.





**Services** Mains water and electricity. Independent gas supply for gas fires in the house and one in the farm office not currently working. Traditional septic tank sewage treatment system. Oil fired central heating with new bunded oil tank. Double glazing throughout.

### Floor plan



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**Stanley Lodge Pinfold Lane, Sowerby** is a detached residence constructed circa 1998 in dark mellow brick under a slate roof with the following accommodation.



**Ground Floor** with front entrance through an open porch to the hall and rear entrance to the utility.

**Hall** 15' 1" x 6' 11" tiled floor, front window and glazed front entrance door to an open sided porch, stairway, wall radiator and four recessed ceiling lights.

**Lounge** 21' 10" x 13' 11" carpeted floor, red brick fireplace and chimney breast with oak beam head and wood burning stove on a stone flag hearth, front and rear windows with undersill radiators, bricked up opening in the gable wall which would easily allow for a gable window or a pair of glazed doors to the garden, wired for two wall lights and centre ceiling light.



**Kitchen Diner** 21' 2" x 10' 11" tiled floor, front window with undersill radiator to the dining area, two centre ceiling lights with electric fans, kitchen area with oak wall cupboards and work top units incorporating a stainless steel single drainer sink unit under the gable window, gas fired four ring hob with tiled corner extractor canopy, Electrolux eye level microwave with Lamona electric oven underneath and plumbing and space for a dishwasher.



**Utility** 10' 10" x 6' 5" / 4' 6" tiled floor, rear glazed entrance from an open porch integral to the house structure, range of work top units incorporating a stainless steel single drainer sink unit under the rear window, space and plumbing for a clothes washer, wall radiator, Baxi gas central heating boiler and wired for centre ceiling light.

**Cloaks** 6' 11" x 6' 5" tiled floor, rear window, wall radiator, wall cupboard, pedestal wash basin, low flush toilet and wired for centre ceiling light.

**First Floor** A single flight wooden tread stairway leads from the hall to a central landing with front window with undersill radiator, wired for centre ceiling light, walk in airing cupboard with hot water cylinder with immersion heater and entrances to three bedrooms and the bathroom.

**Front Ensuite Bedroom 1** 22' 0" x 17' 11" carpeted floor, front window with undersill radiator, gable window, built in wardrobe with double door, wired for centre ceiling light, ensuite with lino cushion floor, rear window, tiled walls, corner panelled bath with shower fitting, pedestal wash basin, low flush toilet, wall radiator and wired for centre ceiling light.



**Front Bedroom 2** 11' 1" x 9' 8" carpeted floor, front window with undersill radiator, gable window and wired for centre ceiling light.

**Rear Bedroom 3** 12' 0" x 10' 11" carpeted floor, rear window with undersill radiator, gable window and wired for centre ceiling light.



**Bathroom** 8' 7" x 6' 5" lino floor cover, rear window, two tiled walls, panelled bath with shower fitting, pedestal wash basin, low flush toilet, wall radiator and wired for centre ceiling light.

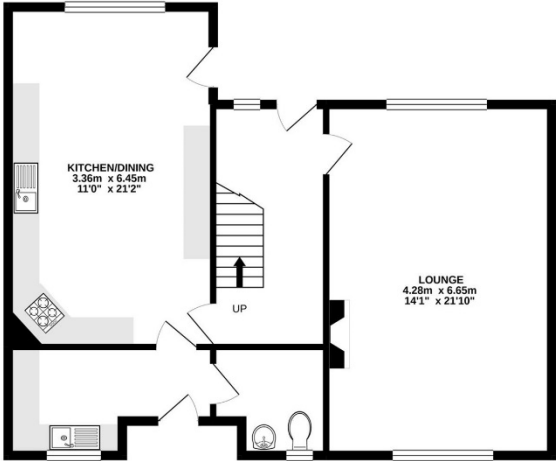


**Outside** lawned area surrounding the house. Driveway entrance from Pinfold Lane.

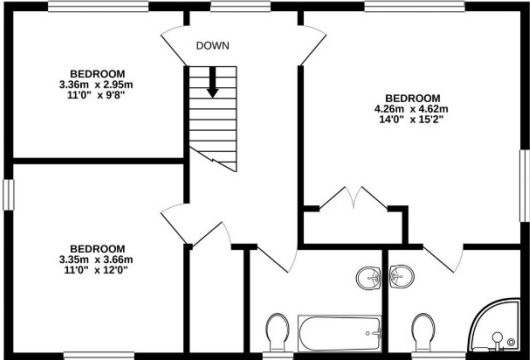
**Services** Mains water, electricity and gas services. Private sewage treatment tank. Gas fired central heating. Double glazing throughout.

# Floor plan

GROUND FLOOR



1ST FLOOR

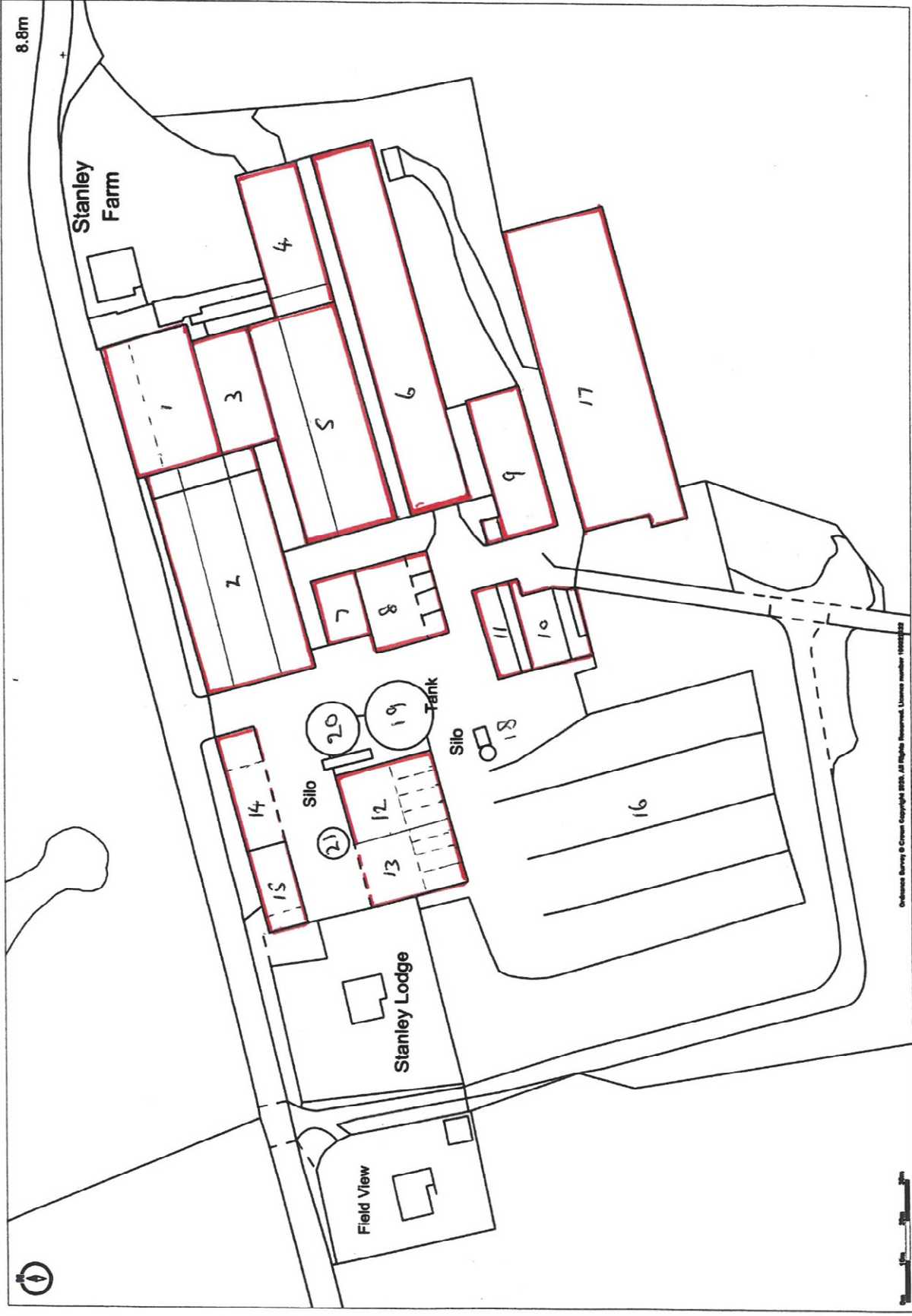


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# Farmbuildings

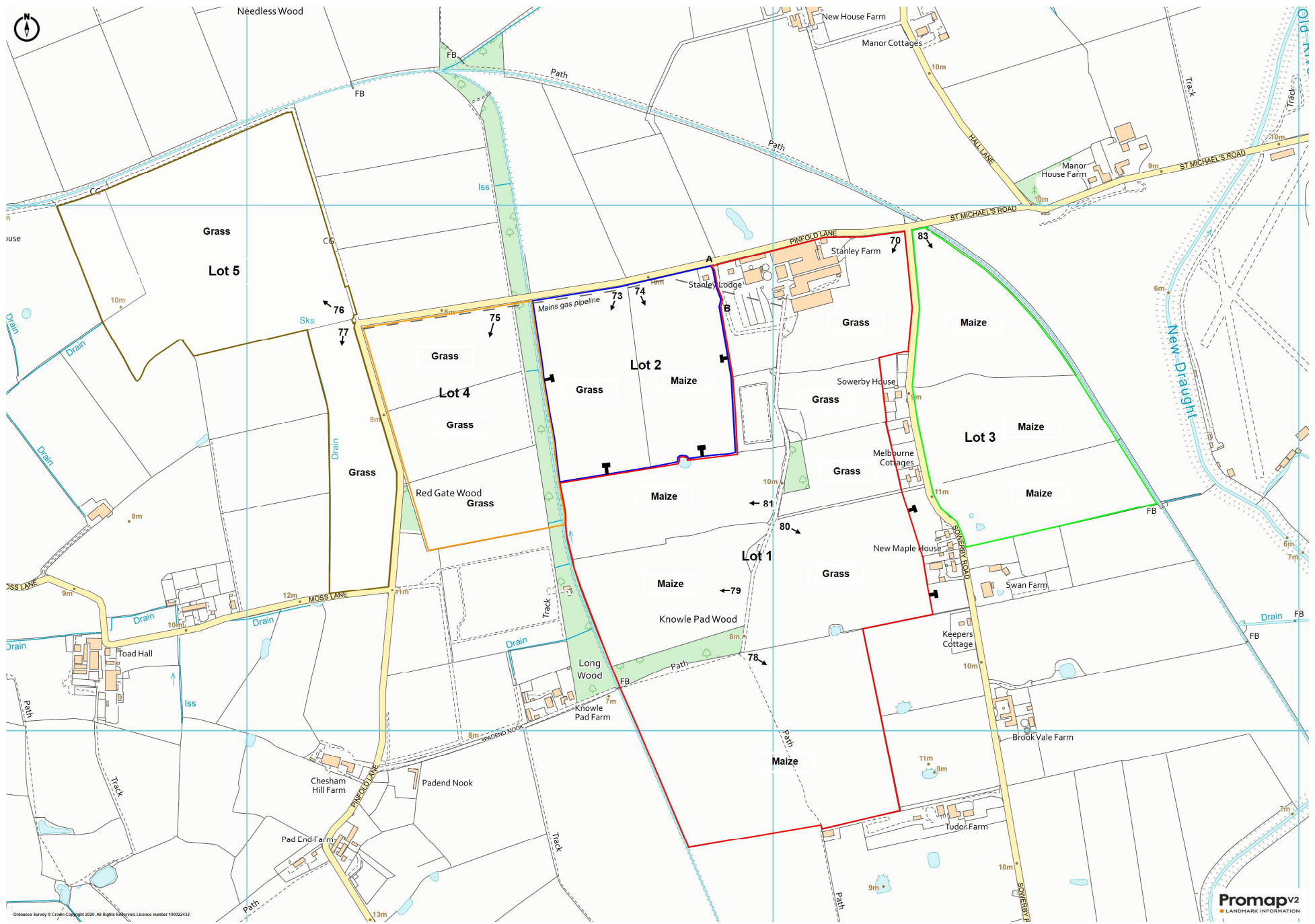






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**Promapv2**  
 © LANDMARK INFORMATION





## Farmbuildings

1. Seven Bay Milking Parlour 105' x 65'. 26 point 52 side herringbone parlour Dairy Master fully equipped with automatic feeders, 30 tonne bulk feed store, water tanks, Mueller 21,500 litre bulk milk tank, 110 kva stand by generator and stores area.

2. Thirteen Bay Cattle Shed 175' x 85' under three rooves with collecting yard, 138 cow cubicles with scraping and feed passage.



3. Five Bay Cattle Shed 85' x 45' bedded pens.

4. Eight Bay Cattle Shed 110' x 45' including end passage and 44 cow cubicles with scraping and feed passages.

5. Twelve Bay Cattle Shed 170' x 70' under two rooves with 122 cow cubicles with scraping and feed passages.



6. Twenty Bay Cattle Shed 280' x 45' with 146 cow cubicles with scraping and feed passages.

7. Three Bay Cattle Shed 50' x 35' bedded pens.

8. Four Bay Cattle Shed 60' x 55' bedded pens.

9. Seven Bay Cattle Shed 110' x 40' with 48 cow cubicles, scraping and feeding passages with roof canopy, rear leanto with calf pens and roof covered cattle handling area.

10. Cattle Shed 55' x 45' constructed of steel frame, cement fibre roof cladding, space board and tin side cladding. There are 28 cow cubicles.

11. Cattle Shed 70' x 25' constructed of timber frame with tin roof and side cladding. There are 45 stirk cubicles.

12. Five Bay Grain Store 75' x 55' concrete floor with large store to one end and four walled sections to the opposite end both open ended.



13. Five Bay Grain Store 75' x 55' concrete floor with large store to one end and four walled sections to the opposite end both open ended.



14. Six Bay Shed 90' x 30' concrete floor with five bay open fronted storage area and one bay workshop with roller shutter vehicle entrance to the front. There is a large 20,000 litre red diesel tank (2 compartments).



15. Four Bay Shed 65' x 30' concrete floor with three bay open fronted storage area and one bay with enclosed kitchen/toilet block.



16. Four Compartment Silage Bunker 200' x 180' with concrete floor, south and west earthbanks, two concrete horizontal panel walls and two vertical panel walls. Capacity 9,000 tonnes.



17. Modern 34,000 Bird Poultry Shed 235' x 75' with concrete floor, steel frame, insulated steel sheet roof cladding with 20 apex vents and composite steel sheet side cladding constructed in 1997 with 1858 square metre calculated floor area. There are 2 x 24 tonne and 1 x 16 tonne feed bins externally positioned to the south side of the building.



18. 40 tonne molasses tank and calf milk store.

19. Five Ring Slurry Store and pumping equipment.

20. Disused circular store.

21. Disused circular store.

**Services** Mains electricity, mains water and borehole water supply situated in the farmhouse garden. Mains gas to the poultry shed.



## Farmland

127.91 acres of land shown edged red on the plan 112.85 acres of which is grade 2 fertile level ground with the benefit of entitlements under the Defra Basic Payment Scheme. Approximately 68 acres have a standing crop of maize with the remaining fields down to grass. There is a hard track mostly concrete down the middle of the farmland.

Photo 70



Photo 80



Photo 78



Photo 79



Photo 81



**Lot 2 edged blue**  
**Field View with 30.65 acres**

A charming detached three bedroom residence with garden surround, detached double car garage and 30.65 acres of land adjoining Pinfold Lane and Lot 1. Field View was constructed circa 2005 subject to an agricultural tie restricting occupation to persons employed or previously employed in agriculture or afforestation and their dependants.

**Field View, Pinfold Lane, Sowerby** is a detached residence constructed circa 2005 in mellow brick under a slate roof with the following accommodation.



**Ground Floor** with front entrance through an open porch to the hall, patio entrance to the dining kitchen and rear entrance to the utility.

**Hall** 10' 0" x 7' 2" wood laminate floor, front window and glazed door, wall radiator, stairway and wired for centre light.

**Lounge** 23' 2" x 14' 8" carpeted floor, mellow brick fireplace with log effect gas stove on a flagged hearth, front and rear windows with undersill radiators, gable window and wired for two centre ceiling lights.



**Snug** 12' 9" x 7' 3" carpeted floor, rear window with undersill radiator, electric fuse box and wired for centre ceiling light.



**Kitchen Diner** 22' 3" x 11' 4" laminate wood floor, dining area with glazed patio doors and wired for centre ceiling light, kitchen area with range of wall cupboards and work top units incorporating a dish washer, a stainless steel one and a half bowl sink unit under the gable window, tiled splashbacks, Stoves five ring gas cooker range with electric ovens and extractor hood, peninsular unit, tall cupboards with space for a fridge freezer, wall radiator and seven recessed ceiling lights.



**Utility** 7' 9" x 6' 9" laminate wood floor, rear glazed entrance under a slate canopy, rear window, wall radiator, plumbing and space for a clothes washer and drier and wired for centre ceiling light.

**Cloaks** 6' 9" x 3' 2" laminate wood floor, rear window, tiled walls, , corner pedestal hand wash basin, low flush toilet, Worcester wall mounted gas boiler and wired for centre ceiling light.

**First Floor** A single flight carpeted stairway leads from the hall to a carpeted central landing with front window with undersill radiator, wired for centre ceiling light, walk in airing cupboard with double folding doors and hot water cylinder with immersion heater and entrances to three bedrooms and the bathroom.

**Front Ensuite Bedroom 1** 23' 2" x 14' 2" carpeted floor, front window, gable window with undersill radiator, wired for centre ceiling light, walk in wardrobe with carpeted floor and wired for centre ceiling light, ensuite with tiled floor, rear window, tiled walls, curved glass corner shower closet, cabinet wash basin with overhead mirror, low flush toilet, heated wall mounted towel rail and four recessed ceiling lights.



**Front Bedroom 2** 11' 4" x 10' 0" carpeted floor, front window with undersill radiator, gable window and wired for centre ceiling light.



**Rear Bedroom 3** 12' 10" x 11' 4" carpeted floor, rear window with undersill radiator, gable window and wired for centre ceiling light.



**Bathroom** 10' 0"/8' 9" x 6' 8" laminate wood floor, rear window, two tiled walls, panelled bath with shower fitting, cabinet wash basin with overhead mirror between wall cupboards, low flush toilet, heated wall mounted towel rail and four recessed ceiling lights.

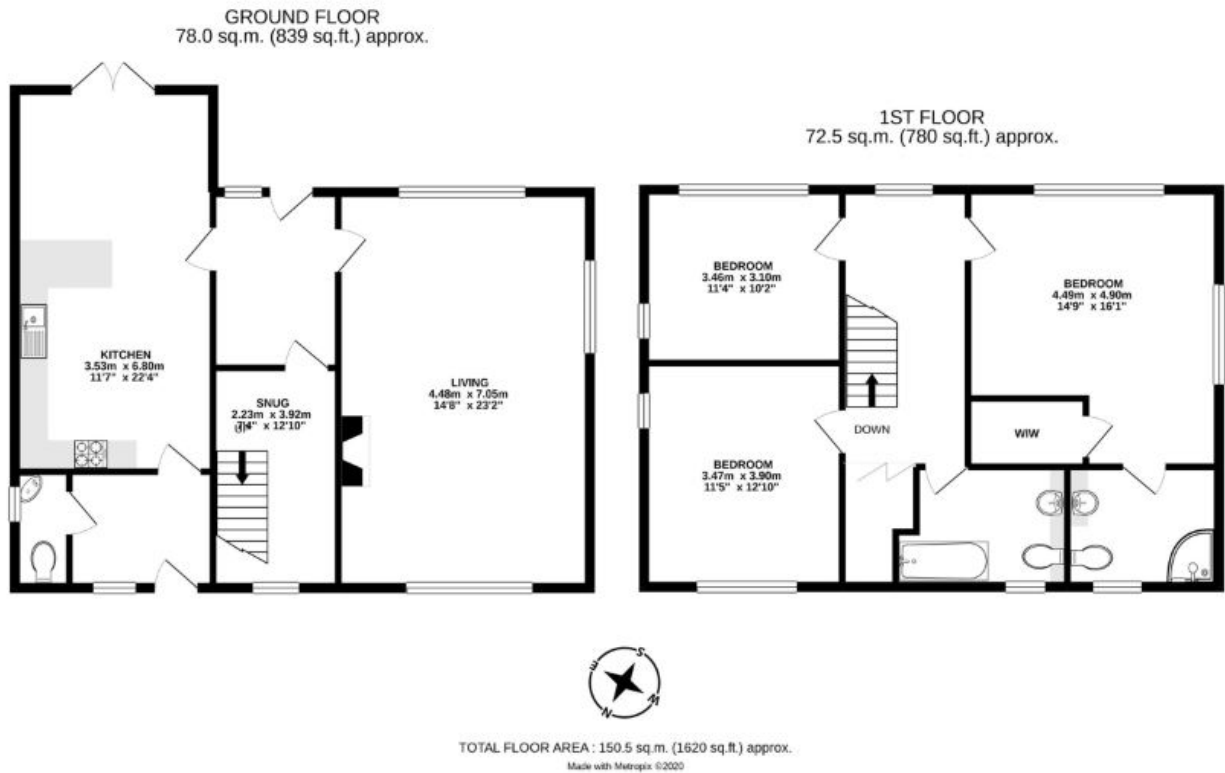


**Outside** Double car garage 18' 0" x 17' 9" constructed of mellow brick walls under an underfelted slate roof with concrete floor, double up and over steel door electronically operated, single rear door entrance, side window, electric light, power and water. UPVC green framed glass greenhouse 12' 0" x 8' 0" on concrete floor with centre drain channel, lawned gardens front and rear. Front driveway and flagged pathway leading round to the front patio and front garden. The site with garden surround extends to about 0.25 acre.



**Services** Mains water, electricity and gas services. Private sewage treatment tank. Gas fired central heating. Double glazing throughout.

### Floor Plan



### Planning Permission

Planning permission was granted and modified by Wyre Borough Council on 25<sup>th</sup> August 2015 to construct a detached dwelling adjacent to the west garden boundary of Field View with access along and outside the south garden boundary to Field View. A building notice was received by Wyre Borough Council 15<sup>th</sup> July 2016 for foundation work for the proposed construction which should record commencement of the development and satisfy condition 1 of the planning permission. Further details available on request.

### The Farmland

30.65 acres of land shown edged blue on the plan, 30.40 acres of which is grade 2 fertile level ground with the benefit of entitlements under the Defra Basic Payment Scheme. The field closest to the house known as Field View extends to 14.65 acres and has a standing crop of maize. The field to the west extends to 15.75 acres and is down to grass.

Photo 73



Photo 74



**Lot 3 edged green**  
**Land extending to 40.01 acres**

40.01 acres or thereabouts of fertile level cropping ground adjoining Sowerby Lane across the road from Lot 1. Shown edged green on the plan all of which has the benefit of entitlements under the Defra Basic Payment Scheme and all of which has a standing crop of maize.

Photo 83



**Lot 4 edged orange**  
**Land extending to 32.46 acres**

32.46 acres or thereabouts of land adjoining Pinfold Lane to the west side of Lot 2 with 3.49 acres of woodland and 28.97 acres of fertile level cropping ground which has the benefit of entitlements under the Defra Basic Payment Scheme and all of which is down to grass excepting the woodland.

Photo 75





**Lot 5 edged brown**  
**Land extending to 57.36 acres**

56.36 acres or thereabouts of fertile level cropping ground adjoining Pinfold Lane across the road from Lot 4 shown edged brown on the plan all of which has the benefit of entitlements under the Defra Basic Payment Scheme and all of which is down to grass.

Photo 76



Photo 77



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.

## **GENERAL REMARKS AND STIPULATIONS**

### Situation.

Stanley Farm adjoins Pinfold Lane and can be approached from St Michaels on Wyre A686 or Inskip Village B5269 as shown on the location plan.

### Local and Service Authorities.

Wyre Borough Council, Civic Centre, Breck Rd, Poulton-le-Fylde FY6 7PU  
Lancashire County Council, PO Box 78, County Hall, Fishergate, Preston PR1 8XJ  
Tel: 0845 0530000  
United Utilities water supply Tel: 0345 672 2888  
Electricity Northwest electricity supply Tel: 0800 195 4141

### Viewing

The farmland can be viewed at will. The houses and farmbuildings can be viewed by arrangement through the selling agents.

### Particulars of Sale

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of, any offer or contract and all Statements made herein are made without responsibility on the part of the Selling Agents or the Vendor. Any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make nor give and neither Richard Turner and Son nor any person in their employment has any authority to make or give any warranty to the Land and Property.

### Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of Promap as revised by the Selling Agents. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

### Walls Hedges and Fences

The Purchaser of the property will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchaser with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

### Tenure and Possession

The Houses, Farmbuildings and Land are Freehold and Vacant Possession will be given on Completion.

### Town Planning and Local Land Charges

So far as the Vendor is aware the present use of the land is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning.

Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

### Rights and Easements

The Land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights. If lot 2 is sold separately the purchaser will be responsible to arrange for separately metred service supplies at the purchaser's cost. A full right of way will be reserved over the northwest corner of lot 1 for the benefit of access to lot 2 shown on the plan between the points marked A and B with maintenance according to user.

### Overhead Electricity and Telephone Lines and Underground Cables.

The Purchaser of the each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate authority of their interest.

### Disputes

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the Purchaser as to the interpretation of the Particulars or any matter whatsoever arising therefrom, or thereout, that matter in dispute should be referred to the arbitration of Richard Turner of Richard Turner and Son, whose decision shall be final and binding on the parties in dispute.

### Entitlements.

The land has been registered with the Rural Land Registry and has the benefit of Entitlements under the Defra Basic Payment Scheme. The entitlements in respect of each Lot will be transferred for the benefit of the purchaser or his nominee in good time to allow for a claim to be activated for the 2021 claim year. The vendor will retain payment in respect of the claim activated for this claim year 2020.

### Stewardship.

The land is not in stewardship.

### Sporting Rights.

The sporting rights are included in the sale.

Council Tax Bands Stanley Farmhouse F, Stanley Lodge D and Fell View D.

Energy Performance Rating Bands Stanley Farmhouse F, Stanley Lodge D and Field View C.

Silage The purchaser of Lot 1 will be required to take this 2020 season crop of silage stored in the four compartment silo bunker at valuation such value to be determined by valuers for each party or in default of agreement by an arbitrator appointed by agreement between the parties.

Standing Crops The purchasers of lot 1, lot 2 and lot 3 will be required to pay for the standing crops of maize at valuation such value to be determined by valuers for each party or in default of agreement by an arbitrator appointed by agreement between the parties. The maize crops cover 168 acres in lot 1, 14.65 acres in lot 2 and 40 acres in lot 3.

Farm Dispersal Sale The vendor reserves the right to hold a dispersal sale of cattle and/or machinery on farm between the exchange of sale contracts and completion without being held responsible for damage by third parties.



**MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and 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. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

