



Howick Hall Farm

Howick Cross Lane, Penwortham, Preston PR1 0NS



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For Sale as a whole or in lots by Private Treaty
Offers in excess of £2,000,000

- Endless opportunities for a wide range of purchasers
- Former dairy farm, with a range of agricultural buildings
- Farmhouse with large gardens
- Approx 95 acres total, available to purchase as a whole or in lots
- Ideally positioned on the outskirts of Penwortham
- Separate annex ideal for family members

A rare opportunity to purchase a former dairy farm in the heart of Penwortham Town. Howick Hall Farm could provide any potential purchaser, agricultural land to add to an existing farm, a beautiful family home, equestrian opportunities or development alike (subject to the necessary consents).

Located of Howick Cross Lane, the farmstead briefly comprises, three-bedroom farmhouse, separate studio annex, several brick buildings and steel portal frame cow sheds, all sitting in approx. 95 acres (38.4ha) of prime agricultural land.

The property benefits from fantastic views across rolling countryside and is easily accessible off the A59 Preston bypass.

Lotting Summary

Lot 1: Comprises house, annex and paddock, extending to approx. 10.4ac (4.19ac)

Lot 2: Comprises land, yard and buildings, extending to approx. 84.2ac

Method of Sale

The property will be sold by private treaty either as a whole or in lots.

Guide Price

Lot 1: £600,000

Lot 2: £1,400,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Particulars of sale

Lot 1 (edged blue on attached plan)

Farmhouse

Three storey traditional farmhouse of rendered brick under slate construction. Of excellent proportion with beautiful original features and further option for expansion.

Utility/boot room

3.25m x 2.01m

Door from outside leads you into the utility room, with a range of base units with inset sink and drainer, electric hob, electric oven, plumbing for washing machine, flag stone floor, two windows and door to rear.

Kitchen/Dining

10.10x max x 4.52m

Large open plan room, the heart of the home. Beautiful farmhouse kitchen with a range of base units with central island and seating area, stunning Inglenook fireplace housing electric aga, inset Belfast sink, stone flag floor and space for appliances. The room extends into a dining area which leads into the lounge and also conservatory. The stairs can be accessed via this room and provide excellent pantry storage under.

Conservatory

4.46m x 4.02m

A relatively modern addition to the property, fully double glazed with door to outside, laminate flooring and two Velux windows.

Lounge

5.65m x 5.03m

Dual aspect large room with two shuttered windows, feature fireplace housing multifuel stove, external UPVC door and door leading to living room.

Living Room

4.98m into alcove x 4.19m

Dual aspect room with exposed floorboards and beautiful feature fireplace.

Landing

The stairs lead you to a half landing with window overlooking the beautiful gardens. The main landing provides access all first floor rooms and attic with additional storage areas.

Master Bedroom

5.72m x 5.17m into alcove.

The main bedroom is a fantastic size with large fireplace and window.

Bedroom Two

5.15m x 4.31m

Another excellent size bedroom with clothes storage, feature fireplace and window.

Bedroom Three

4.36m x 3.34m

Alcove storage to each side of the cast iron fireplace, window and home to water storage tank.

Bathroom

5.61m x 2.42m

Beautiful bathroom which has been carefully thought out and split into two halves in order to incorporate the four-piece suite which comprises WC, wash hand basin, corner shower cubicle and roll top bath with laminate flooring and window.

Attic

The attic is split into two areas of approximately 8.27m x 4.73 and 8.27m x 5.25m measured into eaves. This fabulous space could provide, (with the necessary consents) an excellent conversion opportunity to create a master suite and/or additional bedrooms if required.

Outside

The main farmhouse is enveloped by beautiful gardens with hedges and walled boundaries. Approx area of 1.5ac.

Summer House

13.25m x 5.19m

The summerhouse is a superb entertaining space which benefits from electric and foul drainage with small handy kitchen and WC.

Annex

Additional Living Space

10.0m x 4.29m

The annex has recently been converted to provide a beautiful and comfortable guest space. With a studio style, the annex benefits from separate areas; bedroom, lounge and kitchen with separate shower room area.

The kitchen comprises of a good range of wall and base units with inset sink and drainer, electric oven with linoleum flooring.

The bathroom has a three piece adequately sized suite comprising WC, wash hand basin and double shower cubicle.

A lovely addition to the farm, ideal for family members to stay or older teenagers alike. Benefitting from mains electricity supply, water and private drainage to septic tank.

Paddock

Pasture land extending to approx. 9ac (3.64ha) of undulating pasture suitable for equestrian, grazing or lifestyle use.

Services

The property benefits from electricity, mains water, private drainage to septic tank and is heated via back boiler through multifuel stove.

EPC rating

E

Lot 2 (edged red on attached plan)

Former shippon

GI A approx. 335sqm.

Brick under slate construction. Two storeys, comprising loose housing, calving boxes and hayloft.

Dutch Barn

25.02m x 13.89m

Timber and SPF construction under sheet metal roof.

Workshop

13.32m x 7.64m

Partial brick/timber clad construction under sheet metal roof.

Attached to;

Storage Barn

7.64m x 3.97m

Timber frame construction under sheet metal roof.

Former Cattle building

25.0m x 24.0m

Five bay SPF, part draft concrete block walls and Yorkshire boarding, monopitch sheet clad roof.

Former Cattle building

24.0m x 25.0m

Five bay SPF, timber separations internally to create storage areas, timber clad walls, monopitch sheet clad roof.

Walled silage clamp x 2

42.3m x 28.2

Benefitting from planning permission for 22no. caravan storage.

Land

Prime agricultural land extending to approximately 84.2 acres (33.5ha) or thereabouts of permanent pasture, divided into a number of well-defined parcels. Including large concrete yard hardstanding areas. The land is centrally accessed via a farm track running through the property, providing convenient connectivity across the holding.

Classified as Grade 3 according to Natural England's Agricultural Land Classification Maps, the pasture is gently undulating in nature and is well suited to both livestock grazing and mowing. The individual field parcels are generally enclosed by mature hedgerows and, in part, by livestock fencing. A water supply is connected to some of the fields.

Tenure

The property is freehold and is offered with vacant possession upon completion.

The agricultural land will be sold with vacant possession from 15th October 2026.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to, all existing rights, covenants, and easements.

Access

Access to the property is via driveway off Howick Cross Lane, of which Howick Hall Farm benefits from a right of access.

If the property is sold in lots, such rights and reservations will be made for access. Lot 1 will reserve a right of access between points A to B in order to access rear paddock. Please see plan attached.

Overage

Lot 1 is offered for sale subject to an overage requiring that the property should be used for residential, agriculture and equestrian purposes only.

Lot 2 is offered for sale subject to an overage requiring that the land should be used for agricultural and equestrian purposes only.

These overages (or combination of the same) will provide that in the event of any other development, upon grant of a planning permission (as defined by The Town & Country Planning Act 1990), the purchasers (or their successors in title) shall be liable to pay the vendors a sum equivalent to 50% of any increase in value occurring as a result of such development.

The increase calculated from the base value before the trigger event occurred and value upon grant of planning. The overage will remain in place for a period of 25 years from the date of completion.

Additional information

Potential purchasers should be aware that there is a decision pending with the Secretary of State for the grant of a Development Consent Order in relation to the Morgan and Morecambe wind farms project, which could potentially affect the property. Additional information is available on request from our office.

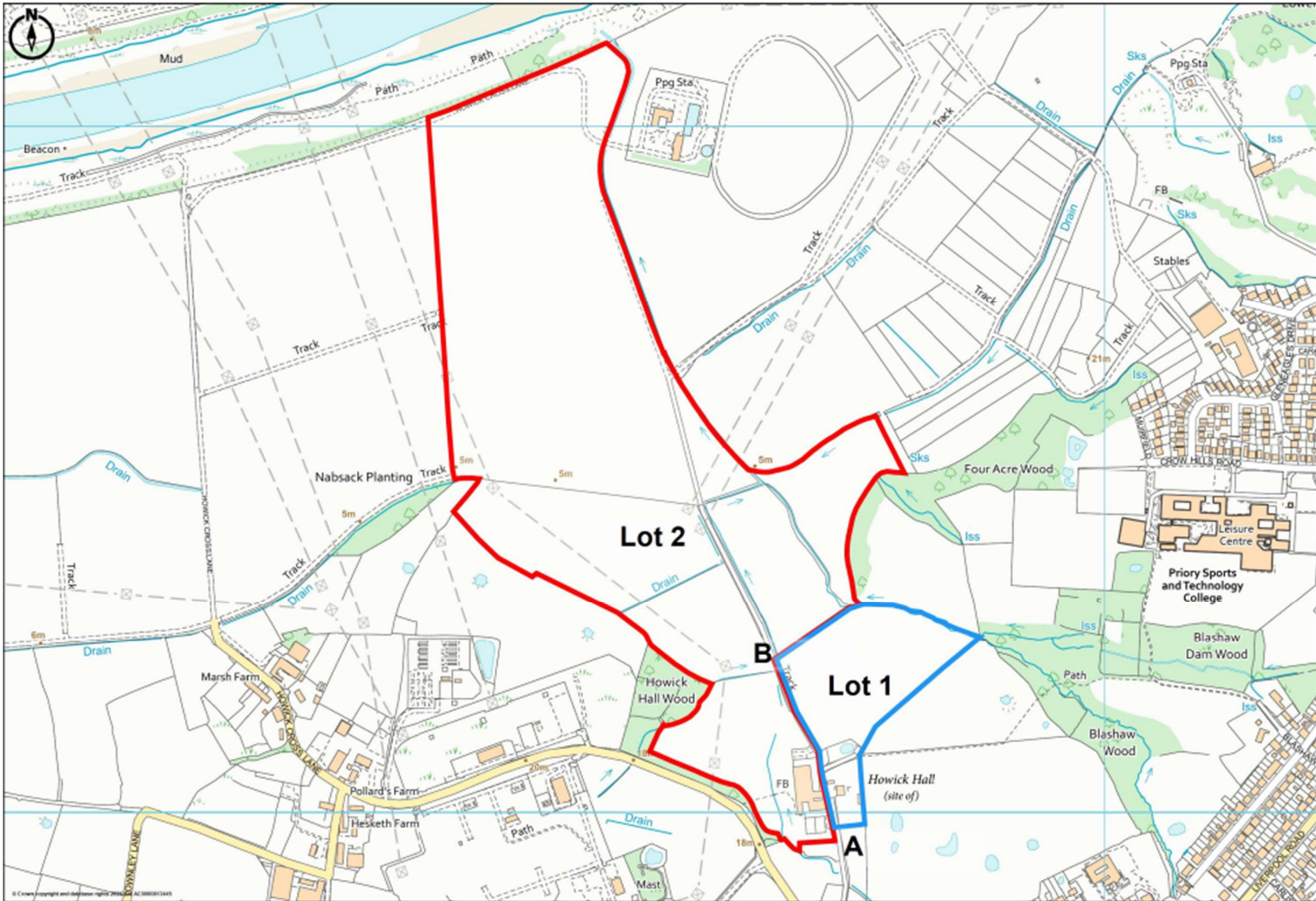
Viewings/Enquiries

Viewings of the property are strictly by appointment only, arranged through the selling agent.

All enquiries should be addressed to Leah Halik or Nicola Vose on 01772 882277 leah.halik@pwcsurveyors.co.uk Nicola.vose@pwcsurveyors.co.uk

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For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.

