



Higher Shuttling Fields Farm, Shuttling Fields Lane, Hoghton, Preston PR5 0LH  
TO LET by informal tender





## Higher Shutling Fields Farm

Shutling Fields Lane  
Hoghton  
Preston  
Lancashire  
PR5 0LH

A traditional livestock rearing farm  
comprising a grade II listed farmhouse,  
traditional and modern farm buildings  
set in about 60 Acres (24.28 Ha)

There are approximately 55 acres (22.25 Ha)  
of farmable meadow & pasture grassland

TO LET by informal tender  
as a Whole

Initial 10 Year Farm Business Tenancy  
commencing from 1 February 2025  
subject to contract

Open Viewing Dates

Informal Tenders to be submitted by no later  
than 12noon on 11 December 2024





## Farmhouse

A grade II listed three storey farmhouse constructed of solid brick wall elevations under a pitch slate clad roof currently providing a kitchen, lounge dining and 2/3 bedrooms.

### Ground Floor

Hallway 3.16m x 2.7m

Front door and stairs to first floor.

Lounge 7.47m x 3.86m plus 3.78m x 1.48m

Feature Ingelnook with insert cast iron multifield stove on flagged half. Exposed beam ceiling. Dining area.

Kitchen 4.86m x 4.59m plus 1.74m x 1.32m

Comprises a range of fitted base and eye level kitchen units, laminate worktops with inset single drainer stainless steel sink, plumbed for washing machine, space for freestanding electric cooker with extractor hood over, Cast iron multi stove on tile hearth. Exposed beam ceiling. Rear entrance door.

### First Floor

Landing 2.7m x 1.78m

Cupboard housing hot water cylinder. Stairs to second floor. Doorway leading to attic store room.

Attic room 6.17m x 4.75m with vaulted ceiling.

Bedroom 1 3.95m x 3.7m

Double bedroom to front with exposed beam ceiling, leading to;

Nursery/Dressing Room 3.81m x 2.67m

Vaulted ceiling, exposed beams.

Bedroom 2 3.77m max x 3.74m

Double bedroom to rear with exposed beam ceiling.

Bathroom 2.4m max x 2.24m max

Comprises bath, low flush wc, wash hand basin, ladder radiator

### Second Floor

Loft Room 7.71m x 5.6m

Vaulted ceiling. Water header tank.

## Outside

Lean-to Out House 3.82m x 2.66m

Cupboard housing electric meter and RCD board.

Lawned garden to side and rear.

Store Room 3.63m x 3.0m

Constructed of solid brick wall elevations under a monopitch asbestos cement clad roof comprising store room with wash basin and separate toilet.

Garage 4.86m x 3.5m

Open fronted, timber frame, profile clad under a monopitch box profile clad roof

Wood Store 6.17m x 3.5m

Two bays adjoining garage constructed of timber frame and clad under a monopitch roof

## Farm Buildings

Livestock Cubicle Building 23.5m x 19.21m

Constructed of steel portal frame, concrete block wall elevations under a pitch profile clad roof comprising cubicles for 28, central feed passage, loose housing.





**Traditional Barn** 19m x 5.61m  
Constructed of solid brick wall elevations under a pitch asbestos cement clad roof comprising 4 bays open barn plus dairy with loft over.

**Parlour and Collecting Yard** 17.36m x 5.36m  
A single storey traditional building constructed of solid brick wall elevations comprising former milking parlour and covered collecting yard

**Obsolete Former Youngstock Building** 21.5m x 4.77m plus 10.27m x 4.4m  
Constructed of concrete block wall elevations, part Yorkshire board cladding

**Silage Clamp** approx 600 t  
Comprises steel stanchions and precast concrete panels 23m side x 9.62m

**Howard Slurry Store**  
Three ring above ground Slurry store  
Approx 70,000 gallons

**Bull Pen** 5.4m x 4.48m  
Constructed of concrete block wall elevations under mono pitch fibre cement clad roof complete with yard pen and handling.

**Obsolete Loose Box** 3.95m x 3.77m  
Constructed of solid stone wall elevations under a pitch fibre cement clad roof comprising 2x stalls.

**Agricultural Land**  
There are approximately 55 acres (22.25 Ha) of farmable meadow and pasture grassland.

The block of grassland adjoining the farmstead extends to approximately 25.40 acres (10.28 hectares) within a ring fence.

In addition there is a further block of grassland along Shutling Fields Lane extending to approximately 32.74 acres (13.25 hectares) within a ring fence.

The land has water supplies and is mostly fenced for livestock grazing whilst some attention is required to the perimeter and internal fences. Mains water supply to the adjoining field enclosures requires a new alkoethene supply.

### Services

There are mains water and electricity connected to the farmstead. Private foul drainage to septic tank. No central heating to farmhouse (wood burning stoves).

**Council Tax** – South Ribble Council tax band 'D'

### Highways Access

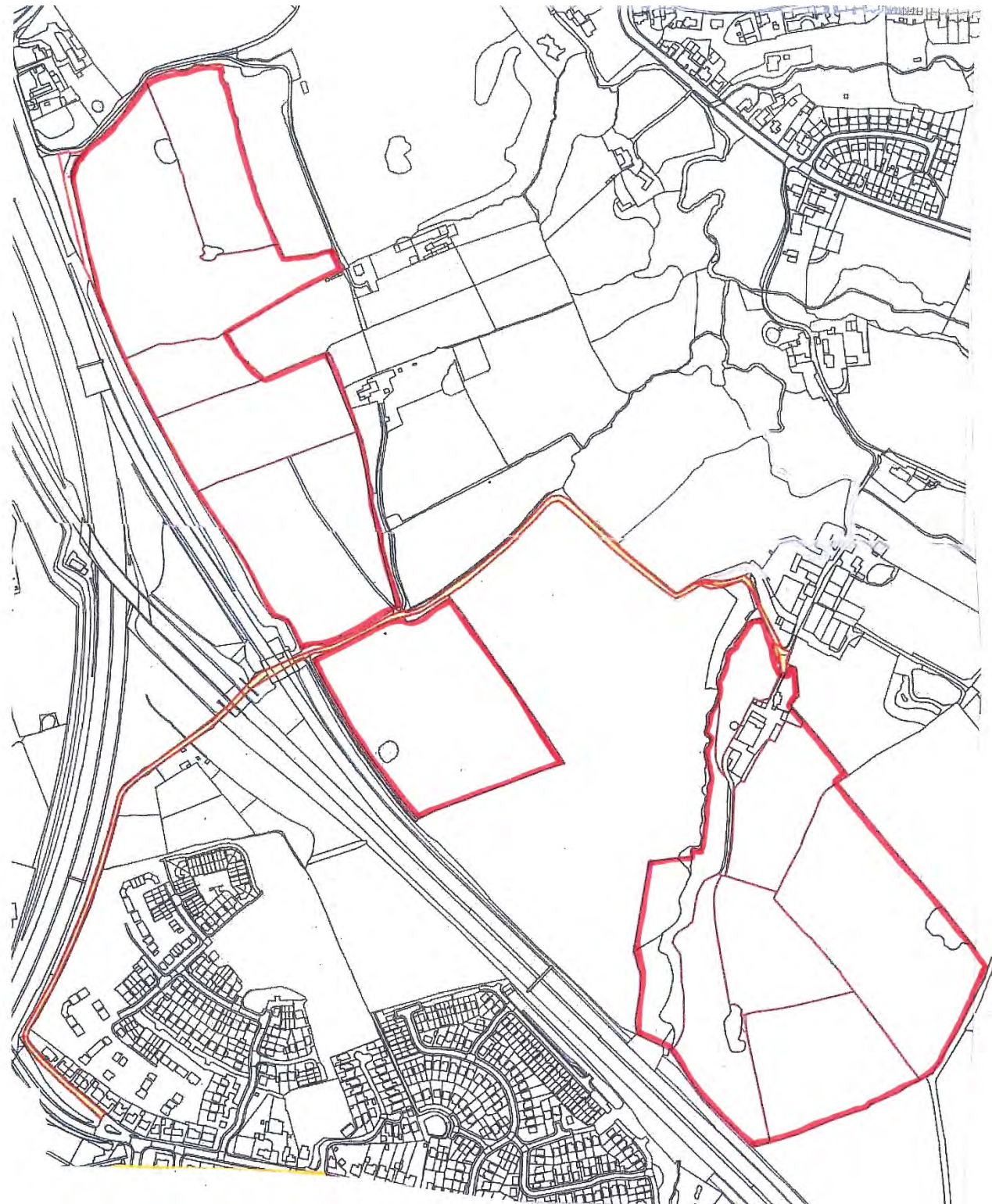
The farm is predominantly accessible from Shutlingfields Lane via Brindle Road junction at No's 195-199 Brindle Road following a part stone part tarmac surfaced private access road following the M6 motorway and M61 motorway underpass. Please refer to the identification plan highlighting the access road in yellow. PLEASE NOTE HIGH CLEARANCE 4x4 VEHICLE REQUIRED











Identification Plan  
(not to scale)











## **Farm Business Tenancy** (not exhaustive, subject to contract)

Term – Initial 10 Year Fixed Term Tenancy

Rent Instalments – Half yearly in advance

Rent Reviews – Every third anniversary in line with market rent or consumer price index whichever is the greater

Repairing and Insuring – Full repairing and insuring. The tenant shall keep the buildings in no worse repair than at the commencement of the tenancy recorded in a record of condition (but subject to the Obsolete Buildings schedule and the Positive Covenant). The landlord will provide the buildings insurance and the tenant will pay an annual insurance rent.

Obsolete Buildings – The landlord and tenant will not be liable to repair or replace any building scheduled as obsolete in the tenancy agreement.

Positive Covenant – The tenant will be required to re-clad the traditional barn roof in fibre cement sheets and properly dispose of the asbestos cement sheets together with replacing any rotten purlins and install gutters and downspouts within the first year of tenancy.

Permitted Use – The Use of the holding shall be restricted to livestock rearing/finishing on a bedding system to avoid slurry production as far as possible. Silage must be baled and wrapped not openly stored in the clamp to avoid effluent production as far as possible.

SSAFO Regulations – The Permitted Use of the holding provides that the slurry and effluent storage capacity of the holding is adequate to meet four months storage at the commencement of the tenancy. The tenant will be responsible to manage livestock numbers to meet the storage capacity in accordance with the Permitted Use.

Costs – The successful tenant will be required to contribute £1,800+vat towards the costs of producing the tenancy agreement and a record of condition.

Ingoings – There are no tenant ingoings for this tenancy

## **Viewings – Open Viewing Days**

Thursday 21 November 2024 at 11am to 12pm

Wednesday 27 November 2024 at 1pm to 2pm

PLEASE NOTE HIGH CLEARANCE 4x4 VEHICLE REQUIRED

Please email the letting and managing agent to confirm the day of attendance. Contact Adam Pickervance MRICS via email [adamp@shpvaluers.co.uk](mailto:adamp@shpvaluers.co.uk)

## **Informal Tender**

**Informal Tenders to be submitted by no later than 12noon on 11 December 2024 via email to [adamp@shpvaluers.co.uk](mailto:adamp@shpvaluers.co.uk)**

Tenders to include applicants Full name(s) and address, details of immediate dependent family members, proposed farming system at Higher Shutlingfields Farm, current farming system, schedule of farm tractors, implements, livestock. Rent Tender provided in GBP per annum.

If shortlisted we will require financial information including three years trading accounts if applicable, bank statements, any loan facilities. We may seek to inspect your current farm holding if applicable.

## **Money Laundering Regulations**

The letting agent will require two forms of formal identification from the successful tender.

We will also undertake an online check to identify any politically exposed persons and persons subject to sanctions.

These details do not form any part of a binding contract for the letting of the property and are produced subject to contract. The property owner is not required to accept the highest or any offer made and may withdraw the property.

## **Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008**

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- (i) the particulars are set out as guidance for interested parties and do not constitute, nor constitute part of, an offer or contract and indeed is subject to contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property

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