



# Barn Hey Farm

Netherley Road

Tarbock

Prescot

L35 1QG

**Farmhouse, farm buildings with potential for conversion, caravan storage sites and 77 Acres**

**For Sale as a Whole  
or in Lots**

## BARN HEY FARM, TARBOCK, L35 1QG



LOT 1 House, buildings, yard and part of an arable field a total of 5.46 acres.

LOT 2 27.62 acres

LOT 3 45.22 acres

### SITUATION

Barn Hey Farm is situated between Liverpool and Widnes with excellent access to the motorway network.

### DESCRIPTION

The farmhouse offers the potential for renovation and modernisation incorporating beams and other original features to form an attractive family home with an extensive garden.

The brick buildings and the block built building of more recent construction offer the potential for conversion to residential or commercial use, subject to planning permission.

Additional steel framed buildings.

A 40 berth caravan storage site with planning permission.

A total of 77 acres of productive arable land with access from Netherley Road.

## LOT 1

Farmhouse, buildings, yard and a total of 5.46 acres of land



Forming part of the farm yard complex the house offers the potential for renovation to an attractive family home incorporating original features, with an extensive garden and orchard to the East. The accommodation is as shown on the floor plan.





### SERVICES

Mains water and electricity and septic tank drainage. (There is a well adjacent to the house).

### COUNCIL TAX

Band E.

### THE BUILDINGS

The brick and slate buildings and the block building (formerly the cowshed, dairy and parlour) were the subject of pre application advice from Knowsley Council under reference 19/00020/PREAPP. This is available together with advice from a highways consultant, on our website and the OnTheMarket website.





The attached floor plans indicate the floorspace of each building

In addition there are two steel framed Implement Sheds (one with a timber lean-to), a timber framed barn and a block wall midden.



The purchaser of Lot 1 will be responsible for erecting a stockproof fence along the Southern boundary of the Lot within one month of completion.

The Caravan Storage Site has planning permission for a capacity of 40 berths granted by Knowsley Council under reference APP/94/00348 which is also available on the websites. The Rateable Value is assessed as at 1st April 2017 to present at £6,400. Annual income from this use is in the region of £19,200p.a. which will be apportioned on the completion date.

### LOTS 2 AND 3

A total of 72.84 acres classified as Grade 2 on DEFRA's Land Classification Map, which is apportioned between two lots as shown on the plan both with separate direct access from Netherley Road.

Cropping for the last four years is as follows:

	LOT 2		LOT 3	
	6701	8582	3024	5117
2019	Winter Oilseed Rape	Winter Barley	Winter Wheat	Winter Oats
2020	Winter Wheat	Winter Oilseed Rape	Spring Wheat	Sprint Oats
2021	Spring Wheat	Spring Wheat	Potatoes	Potatoes
2022	Potatoes	Potatoes	Winter Wheat	Winter Wheat



Basic Payment Scheme Entitlements will not be available for purchase with or without the land.

#### RESERVATION OF DEVELOPMENT VALUE

The seller will reserve a 35% share of development value for a period of 40 years in respect of Lot 2 and Lot 3 in the event of the grant of planning permission for any uses other than agriculture, equine, forestry or horticulture.

#### MINERALS AND SPORTING RIGHTS

Included in the sale.

#### VIEWING

By appointment with the agents.

#### LOCAL AUTHORITY

Knowsley Borough Council, Municipal Buildings, 20 Archway Road, Huyton, Liverpool. L36 9UX  
(Tel. 0151 489 6000)

#### SALE OF THE COMPANY

As an alternative to the sale of the property, the seller, A. Humphries and Sons Ltd. are willing to sell the company which owns Barn Hey Farm (together with a small area of land at Rainhill).

We are advised that the company has no debts or TUPE liabilities. This option is only open to those buyers who wish to buy the whole property and if there is any interest from such prospective buyers then those buyers are recommended to seek independent advice and contact the Agents.

#### AGENTS' NOTICE

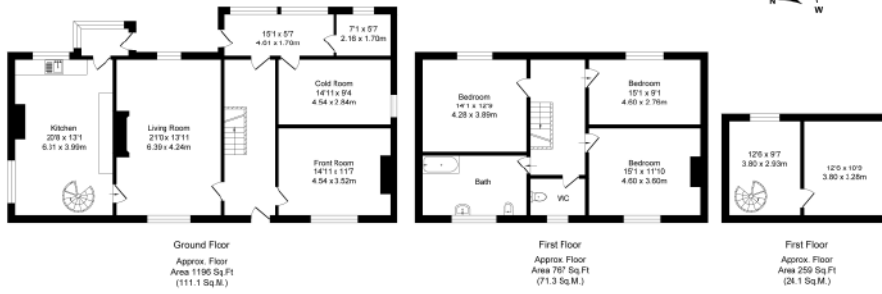
Frank Marshall & Co. for themselves and for the seller of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The seller does not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.

# FLOORPLANS

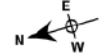
## Netherley Road Total Approx. Floor Area 2222 Sq.ft. (206.5 Sq.M.)

Surveyed and drawn by Lena Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Netherley Road Total Approx. Floor Area 8005 Sq.ft. (743.7 Sq.M.)

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Cowshed/Dairy/Parlour

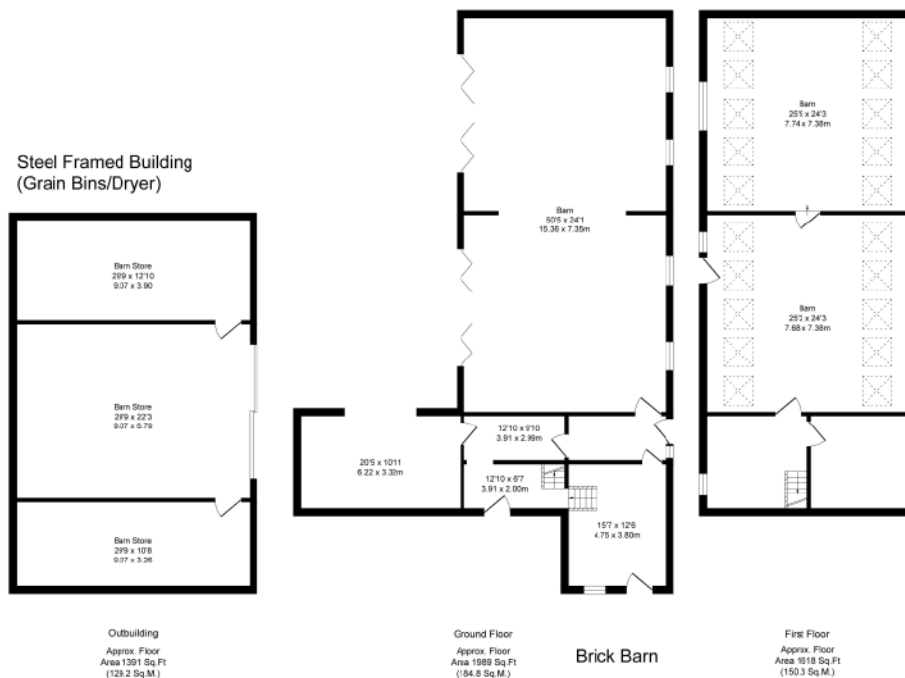


## Netherley Road Total Approx. Floor Area 4998 Sq.ft. (464.3 Sq.M.)

Surveyed and drawn by Lena Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



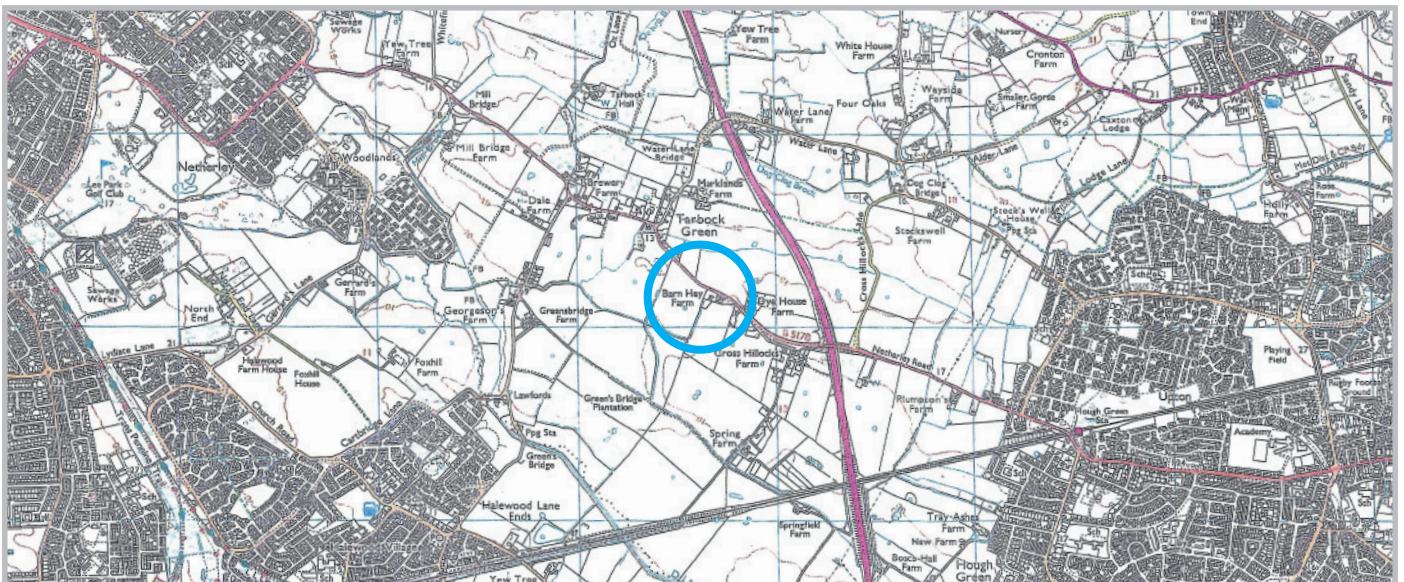
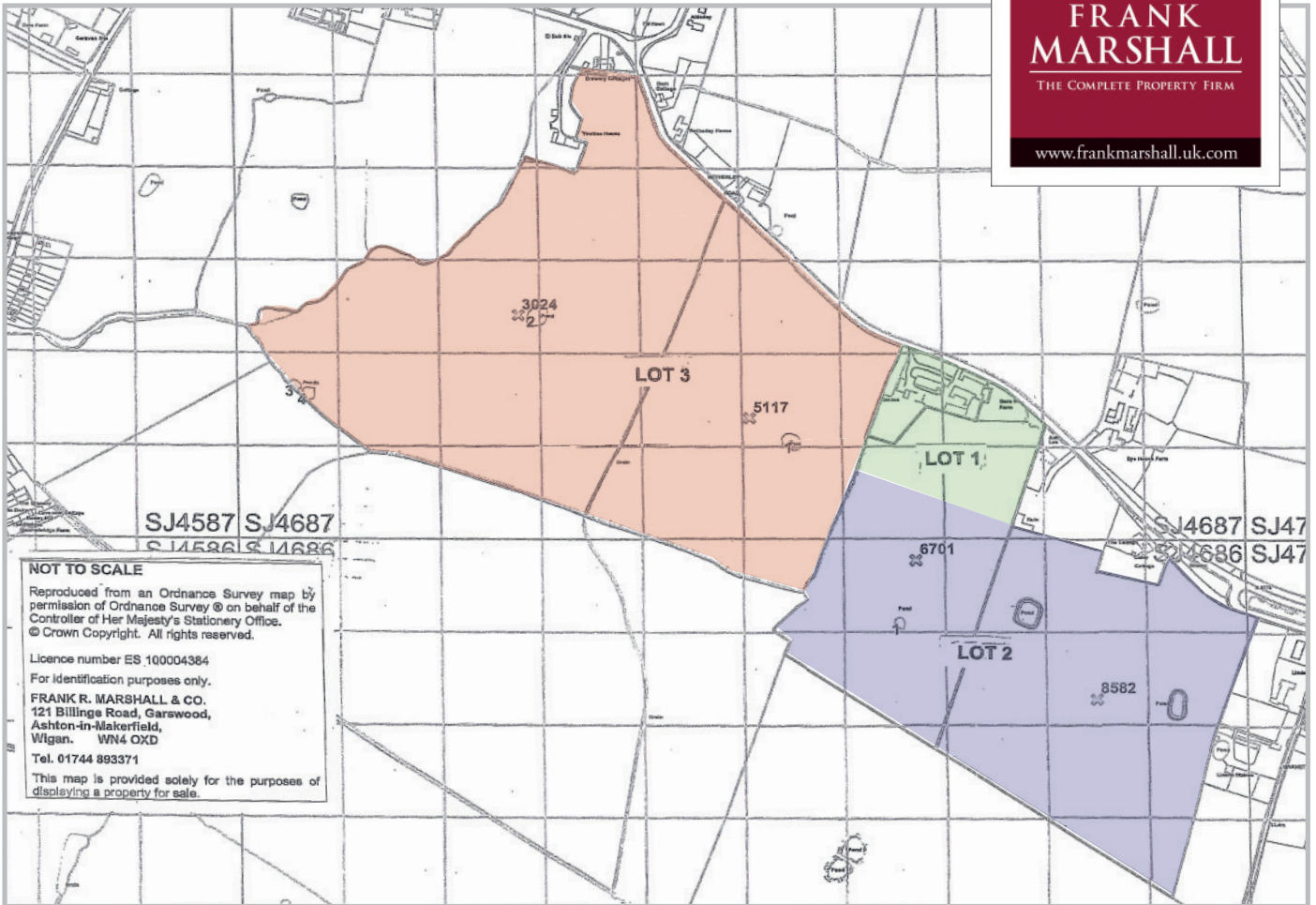
Steel Framed Building  
(Grain Bins/Dryer)



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**PLEASE NOTE**

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

**SURVEY & VALUATION**

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		21
Not energy efficient - higher running costs			

England, Scotland & Wales