



The opportunity to rent circa 2,700m<sup>2</sup> (29,062ft<sup>2</sup>) of modern portal frame buildings, including purpose built ambient cold store, washing, packaging and processing unit, workshop, together with extensive hardstanding and three-bedroom farmhouse, located off the A59 within Sollom, suited for agricultural storage/agricultural packing & processing uses.

#### Location & Description

Moss Side Farm is located off A59, Liverpool Road situated between Sollom and Rufford and extends to 1.172ha (2.896 acres), as shown edged red on the Site Plan overleaf, comprising No.5 portal frame buildings 2,700m<sup>2</sup>, extensive concrete yard and hardstanding extending to 6,500m<sup>2</sup>, which provides ample parking and storage, together with three-bedroom farmhouse and associated gardens.

Used for the washing, grading, cold storage and distribution of potatoes, the property is within close proximity to the high-quality Grade I agricultural lands of Tarleton, Hesketh Bank, Rufford and Churchtown and has excellent main arterial links to the A59, A565, M6 and M61 motorways.

#### Agricultural Buildings

##### **Building 1: 36.57m x 18.28m**

[New Barn] Steel portal frame building, erected by Wareing Buildings and extending to 670m<sup>2</sup> (GIA), eaves to 7.10m and 9.10m to ridge. Portal frame construction with 2.40m pre-stressed concrete panels and insulated cladding to all elevations. No. 2 electronically operated sectional doors (5.0m x 5.0m) to the north gable and west elevation. No.2 personnel doors to north gable and west elevation. Power float concrete floor. External Canopy (36.50m x 4.50m) to west elevation.

##### **Building 2: 31.00m x 18.56m**

[West Barn] Steel portal framed building extending to 575m<sup>2</sup> (GIA), concrete block construction to 2.80m, clad in composite sheeting to eaves and big six sheets to roof. No.2 sectional overhead doors to north elevation (5.70m x 4.60m) and east elevation (4.30m x 3.20m). No. 1 personnel door on the same elevation Concrete floor. Skylights.

##### **Building 3: 23.00m x 16.00m**

[Workshop] Steel portal framed building extending to 368m<sup>2</sup> (GIA), with 6.40m to eaves and 7.92m to ridge. Concrete block construction up to 2.80m, clad in composite cladding to eaves. Roller shutter door to south gable (4.80m x 4.70m). Concrete floor.

## TO LET

MOSS SIDE FARM, SMITHS LANE  
SOLLUM, PRESTON, PR4 6HN

**£7,000 per calendar month**

##### **Building 4: 23.00m x 23.00m**

[Middle Barn] Steel portal framed building extending 529m<sup>2</sup> (GIA), concrete block construction to 2.8m, clad in composite sheeting to eaves. Concrete floor.

##### **Building 5: 30.00m x 18.56m**

[South Barn] Steel portal framed building extending to 556.80m<sup>2</sup> (GIA), eaves to 5.70m and 8.40m to ridge. concrete block construction to 2.8m and composite sheeting to eaves. Fully insulated with spray insulation. Access to this building via electronically operated sectional door (6.0m x 4.60m). No. 1 personnel door to the eastern elevation.

#### Farmhouse:

Traditional three-bedroom farmhouse comprising porch with WC, snug, kitchen, lounge and study to the ground floor. Three double bedrooms, together with family bathroom to the first floor. Externally there is parking for two motor vehicles, within the curtilage and large gardens to both the front and rear.

#### Services

The whole site benefits from a dedicated supply of 150Kva. The agricultural buildings are served by mains water and electricity. The farmhouse is served by septic tank, mains water and electricity and oil-fired central heating.

#### Council Tax

We are informed the farmhouse is Band D for Council Tax purposes. Local Authority: West Lancashire Borough Council (t: 01695 577177).

#### Tenure & Rights of Way

The property is available on a Farm Business Tenancy Agreement (FBT) for an initial period to be agreed. The property is to be let unfurnished. A right of way in favour of the adjoining tenant to be granted over the property, shown coloured yellow on the Site Plan. An employment, character, previous landlord reference (if applicable) will be carried out on the applicant.

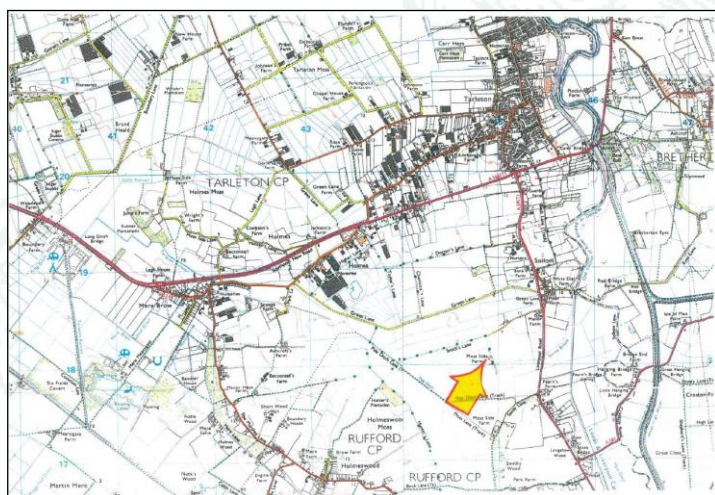
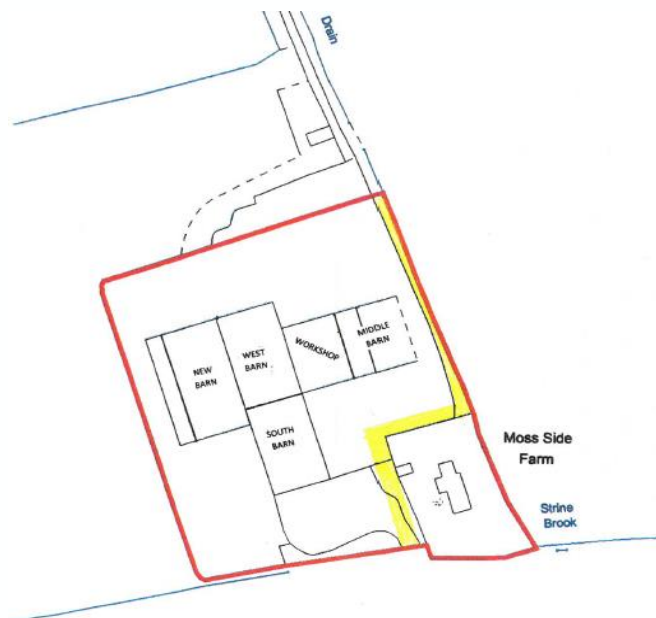
#### Rent

£84,000 per annum. £7,000 per calendar month payable in advance.

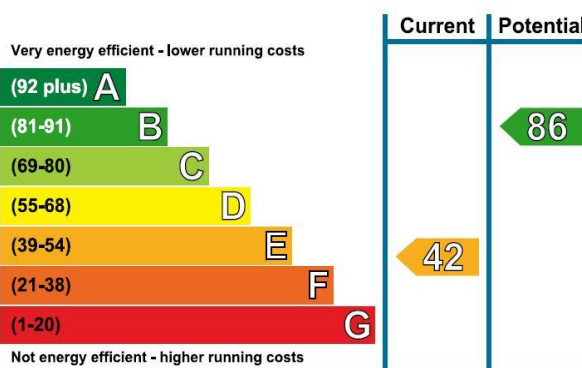
#### Enquiries/Viewing

Strictly by appointment only through the sole agents, Acland Bracewell Surveyors Limited. Contact: Sarah Valentine/James Bramley on 01772 813211.

## Site Plan



## Energy Efficiency Rating



**Not to scale. Strictly for identification purposes only .**

Misrepresentations Act 1967/Consumer Protection from Unfair Trading Regulations 2008/Business Protection from Misleading Advertising Regulations 2008

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