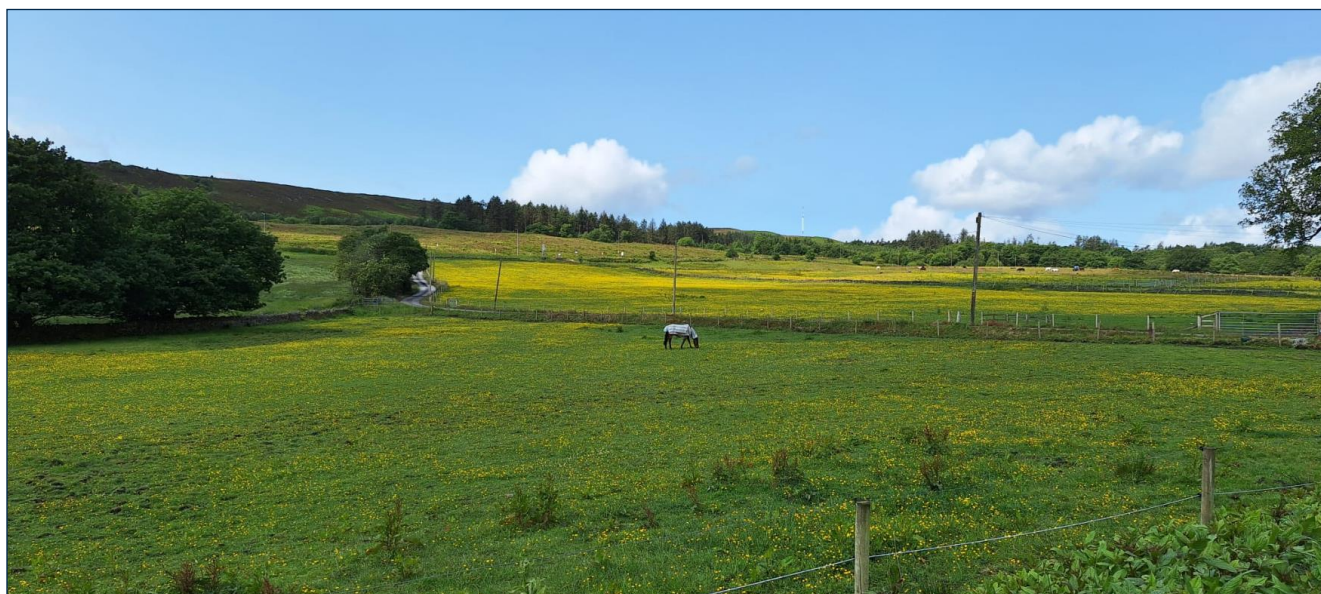


# Fernhill Farm Near Bolton







## **Fernhill Farm**

**Belmont Road, Bolton**

**BL7 9QL**

### **Offers Over: £1.5 million**

- Superbly located farm with excellent road links to business centres in the North West.
- Four bedroom detached farmhouse offering 206 sqm (2,221 sqft) residential floor area.
- Detached one bedroom bungalow offering 72 sqm (778 sqft) of residential floor area.
- 88 acres (35.6 ha) of meadow and pasture land set within a ring fence.
- Existing equestrian DIY livery business with stabling for 53 horses.
- An external ménage and an indoor arena.
- Extensive Buildings including stabling and cattle housing.



## SCHEDULE OF BUILDINGS

No.	Description	Approx Dimensions (m)	Further Details
1	Farmhouse	206.4 sqm (2,221.4 sqft)	4 bedroom split level farmhouse
2	Detached Bungalow	72.4 sqm (778.8 sqft)	1 bedroom detached bungalow
3	Livestock Building	18 x 23 (59' x 75')	Loose house steel portal frame livestock building with external feed barrier
4	Stable Building	8 x 31.5 (26' x 103')	Concrete block and steel frame roof structure with cement roof sheets housing 8 fixed stables.
5	Indoor Arena	15 x 31.5 (49' x 103')	Former covered silage clamp building now used as an indoor riding arena
6	Stable Building	14 x 31.5 (46' x 103')	Open plan steel portal frame building with fixed stabling for 25 horses
7	Timber Stables	10 x 3.5 (36' x 12')	3 Timber Stables
8	Mono-Pitch Stables	8 x 22.5 (26' x 74')	Steel portal frame building with corrugated sheet walls and roof housing 6 stables and store room
9	Stable Building	9 x 13 (30' x 43')	Portal frame building with concrete walls and cement sheet roof housing 6 fixed stables
10	Pole Barn	12 x 18 (29' x 59')	Timber frame open fronted machinery shed with secure store within
11	Steel Stanchion Storage Barn	8.5 x 8.5 (28' x 28')	Steel frame open fronted storage building
12	Outdoor menage	n/a	Fenced floodlit arena with shredded mixed material flooring
13	Stable Building	4.5 x 23 (15' x 75.5')	Steel portal frame building with cinder block walls housing 5 stables



## BLOCK PLAN





## GENERAL DESCRIPTION

Fernhill Farm sits off the A675 approximately 5 miles north of Bolton, close to the M61, a wealth of amenities and convenient access to commuter links and business centres in the North West and beyond.

## THE FARMHOUSE

The farmhouse is 206sqm ( 2,221 sqft) and is a split level property with accommodation over two floors and external access on both ground floor and first floor levels. There is potential for reconfiguration to suit the future owner and generally the house is in a good state of repair benefitting from double glazed PVC windows and doors and is close the farmyard.

## THE BUNGALOW

This one bedroom bungalow offers 72.4 sqm (778.8 sqft) of residential floor space and benefits from PVC doors and windows. The property provides useful ancillary accommodation or would make a self contained holiday let for farm-stays subject to any necessary consents.

## THE FARM BUILDINGS

The extensive range of buildings were historically a dairy farm but now house the DIY livery business with stabling for 53 horses. The buildings offer stabling in a variety of arrangements plus a large indoor arena and an outdoor menage, both of which benefit from a suitable equestrian surface. Additionally there is a large loose house cattle building measuring 18m x 23m with an external feed passage. Further buildings include pole barns used for machinery and straw storage as well as large areas of semi surfaced yard and vehicle storage.

## STABLING

The Vendor operates a successful DIY livery business which currently generates an income of circa £8,775 per calendar month.

## RATING

The Livery Yard has a current rateable value of £10,500 per annum. Qualifying occupiers may benefit from Small Business Rate Relief resulting in a nil rate liability. Interested parties should confirm this with the Local Rating Authority.

## THE LAND

Extending to 88 acres (35.6 ha) the land includes a variety of meadow and pasture land as well as some wooded areas. The land is set within a ring fence, is well watered and bounded by a mixture of fences and hedges.

Please note that there is a strip of land adjacent to the A675 which is owned by a third party and it is not included within the sale.

## ACCESS

There are two points of access to the farm off the main A675. It should be noted that rights will be reserved and maintained for third parties as part of the sale. The accompanying plan shows the points of access highlighted in brown and the land offered for sale is edged red. Third party ownerships exist within the area being sold and their access rights will be maintained as part of the sale.



## COUNCIL TAX

Both The Farmhouse and The Bungalow are within the Bolton Council Authority area and the farmhouse is currently in Council Tax Band E with an annual payment for 2025/2026 of £2,761.60. The Bungalow is in Council Tax Band A and the annual payment for 2025/2026 is £1,506.33.

## TENURE

The property is held freehold with vacant possession granted on completion.

## OVERAGE

The farm including the land and buildings is sold subject to an overage for any change of use other than agricultural or equestrian. The Vendor or their successors in title shall be entitled to 50% uplift in value generated from the grant of planning permission for a period of 25 years from the date of this sale.

## PLANNING

Fernhill Farm spans two administrative areas with part of the farm situated in an area of Greenbelt under Bolton Council area and the remainder within the Blackburn and Darwen Planning Authority.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to any wayleaves, easements and rights of way whether mentioned in these particulars or not. There are a number of public footpaths crossing the land and interested parties should familiarise themselves with their location and how they may effect their intended use of the land.

## SERVICES

The farmhouse, bungalow and farmstead benefit from single phase mains electricity and water from a mains supply. The farmhouse and bungalow

have a septic tank and an oil fired heating system for the main farmhouse and a private gas tank for the bungalow. None of the services have been tested and purchasers are advised to make their own enquiries as part of their due diligence.

## VIEWING

Fernhill Farm can only be viewed strictly by appointment with the Selling Agents. To register your interest and to arrange a viewing, please contact David Claxton or Reece Falshaw on 01756 692900 or by email

[david.claxton@wbwsurveyors.co.uk](mailto:david.claxton@wbwsurveyors.co.uk)

[reece.falshaw@wbwsurveyors.co.uk](mailto:reece.falshaw@wbwsurveyors.co.uk)

## WHAT3WORDS

[///gravy.nerve.curve](https://www.what3words.com////gravy.nerve.curve)

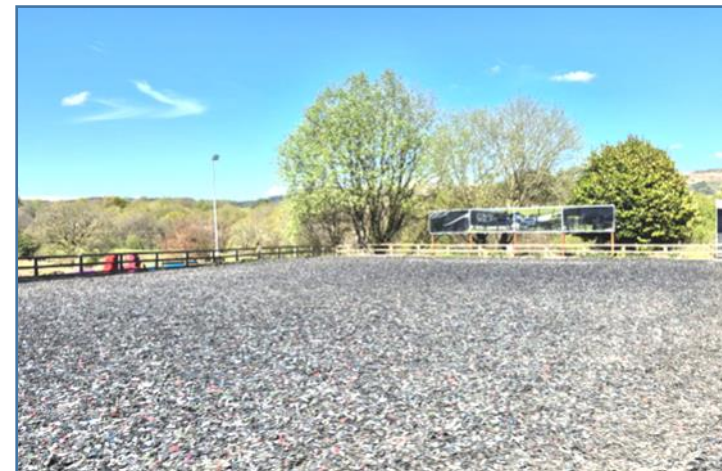
## METHOD OF SALE

The property is offered for sale as a whole and the Vendor reserves the right to conclude the sale by any means at anytime.

In the event that the farm is sold in lots the necessary rights will be reserved in respect of access and services between the individual parcels sold.

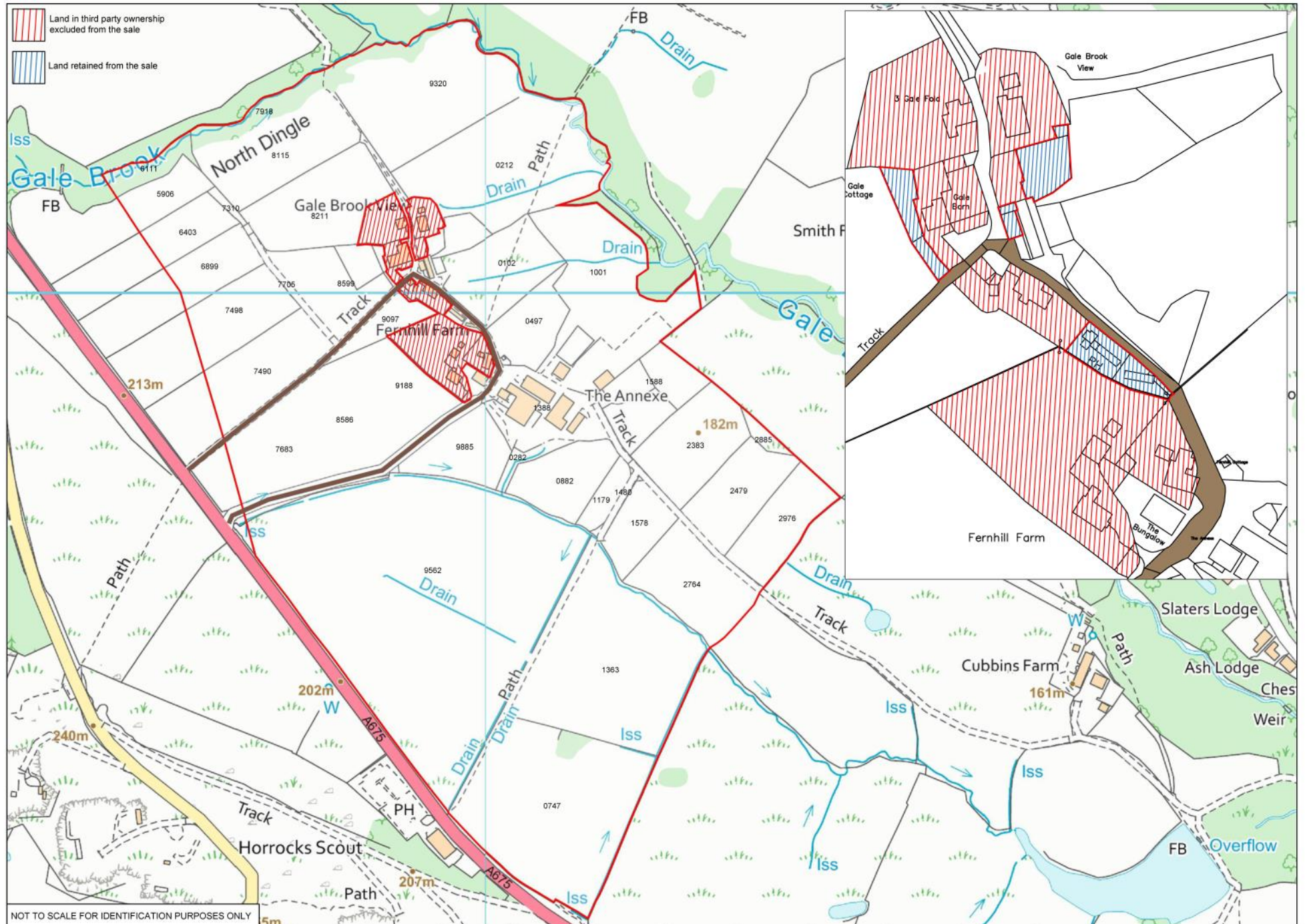
To make an offer please contact David Claxton or Reece Falshaw on 01756 692900 or by email as above.

Details Prepared: June 2025





# SITE PLAN





## Fernhill Farm, Belmont Road, Bolton

An exciting opportunity to acquire a superbly located farm with a thriving livery business in a desirable area close to the major conurbations of the North West.



WBW Surveyors  
Skipton Auction Mart  
Gargrave Road  
Skipton  
BD23 1UD  
T: 01756 692900  
[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)

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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.