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THE COMPLETE PROPERTY FIRM

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# Backtown Farm

Ince Blundell

Formby

Liverpool

L38 6JJ

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

**Farmhouse, an excellent range of farm buildings,  
205 Acres of arable Land and 19 Acres of Woodland**

## SITUATION

Backtown Farm is situated to the East and to the West of the A565 (Moor Lane/Scaffold Lane), to the South of Formby and to the North of Crosby with good access to the M58 and M57.

## DESCRIPTION

The Farmhouse was built in the early 1990s and is subject to an agricultural occupancy condition. The farm buildings and yard complement the 205 acres of arable land which is classified as Grade 2 on DEFRA's Land Classification Map (outside a Nitrate Vulnerable Zone except 7.41 acres adjoining Orrell Hill Lane). In addition there is about 19 acres of woodland, predominantly mature deciduous trees to the West of and adjoining the A565, and ponds etc. The woodland is not subject to Tree Preservation Orders.

For the purposes of sale the farm is divided into the following lots.

	Basic Payment Scheme Eligible Area	
LOT 1		0.22 Farmhouse
LOT 2	8.43 Temporary Grass	1.23 Buildings and Yard
LOT 3	4.79 Temporary Grass	
LOT 4	17.22 Arable	0.22 Pond/Wood
LOT 5	49.89 Arable	0.52 Ponds/Wood
LOT 6	83.20 Arable	17.20 Ponds/Woods
LOT 7	41.78 Arable	0.32 Tracks
	—————	—————
	205.31 acres	19.71 acres
	=====	=====
<b>TOTAL</b>	205.31	
	19.71	
	—————	
	225.02 acres	
	=====	

## LOT 1

### 7 Back O'The Town Lane

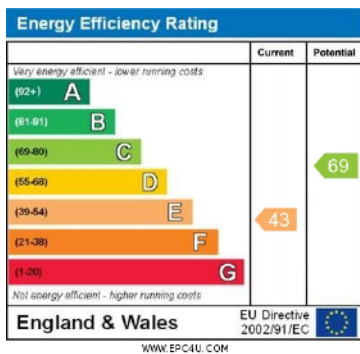
Of brick and tile construction with garage adjoining and with its separate access to Back O'The Town Lane (and with a track to the buildings and yard if purchased with Lot 2) the property is subject to a planning condition imposed when planning consent was granted by Sefton Council in 1990 under reference 90/0299/N, restricting occupation to:

“a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry or a dependant of such a person residing with him or her or the widow or widower of such a person”.

The accommodation is shown on the floor plan.

Mains water, electricity and drainage. Oil fired central heating.

Council Tax - Band F





## LOT 2

The Farmbuildings, yard and 8.43 acres of eligible land currently down to temporary grass, with access from Back O’The Town Lane. (The existing access to Carr House Lane is by informal arrangement only.) A public footpath runs along the Eastern and Southern boundary.

Four **Steel framed buildings** providing insulated on floor grain storage and potato storage (with ducted floor), **Implement Shed/General Purpose Buildings** and **Grain Bins**.

There is an extensive concreted and hardcore **Yard Area**, totalling 1.23 acres.

There are mains water and mains electricity supplies shared with Lot 1. The buyer will be obliged to arrange for separate supplies from the mains if Lot 2 is purchased separately from Lot 1

The floor plans provide details of the dimensions of the buildings.





### LOT 3

**4.79 acres** of eligible land currently down to temporary grass with access from Back O’The Town Lane, opposite the North Lodge to Ince Blundell Hall.



### LOT 4

**17.22 acres** of eligible land (winter wheat) and 0.22 acre pond/wood with access from Moor Lane.



## LOT 5

**49.89 acres** of eligible land (17.87 acres of winter wheat and 32.02 acres of spring barley) and 0.52 acre pond/wood with access from Orrell Hill Lane.



## LOT 6

**83.20 acres** of eligible land (35.68 acres winter wheat and 47.52 acres spring barley) and 17.20 acres of woods/ponds with access from Moor Lane.



## LOT 7

**41.78 acres** of eligible land (winter wheat) and 0.32 acre of tracks with access from Marsh Lane at its junction with Scaffold Lane and Orrell Hill Lane.

## RESERVATION OF DEVELOPMENT VALUE

The Seller will reserve a 30% share of development value for a period of 35 years in respect of all lots except Lots 1 and 2 in the event of the grant of planning permission for any uses other than agriculture, equine, forestry, horticulture and the growing of turf.

## VIEWING

By appointment with the agents.

## LOCAL AUTHORITY

Sefton Council, Magdalen House, 30 Trinity Road,  
Bootle, L20 3NJ (Tel. 0345 140 0845)

## Agents' Notice

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

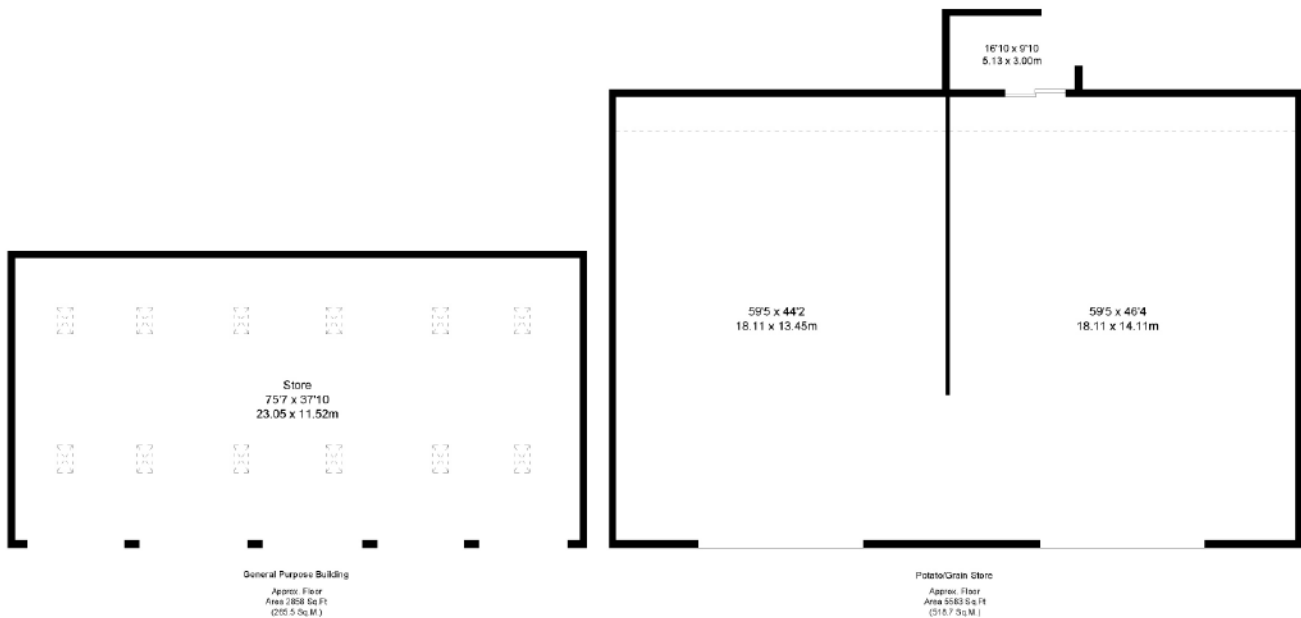
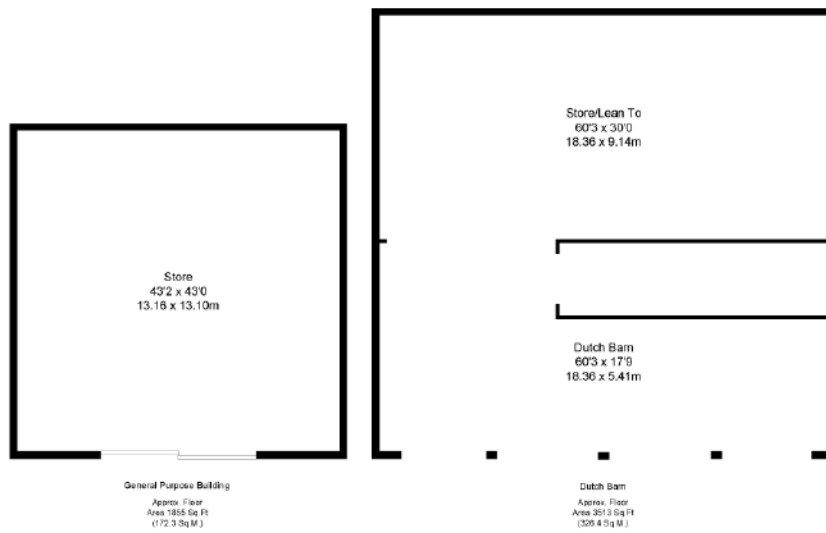
1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The seller does not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation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

# FLOORPLANS

Back O Th Town Lane, Ince Blundell

Total Approx. Floor Area 13809 Sq.ft. (1282.9 Sq.M.)

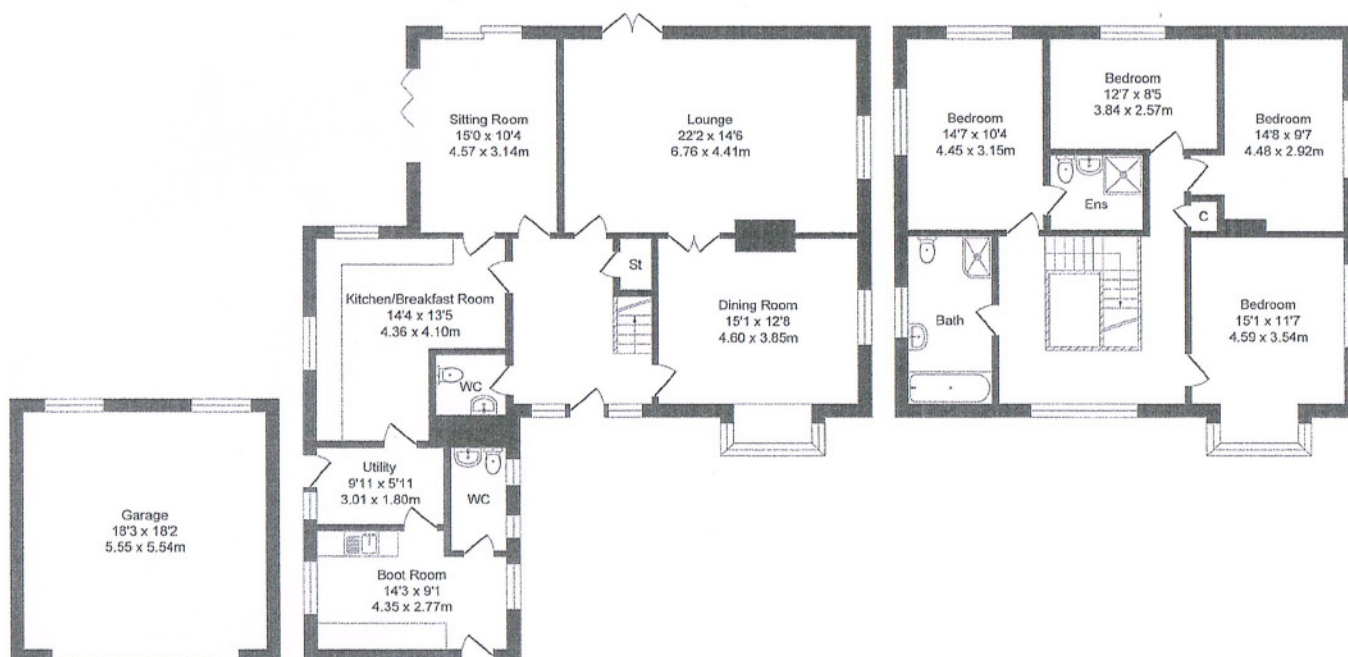
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Garage  
Approx. Floor  
Area 330 Sq.Ft  
(30.7 Sq.M.)

Ground Floor  
Approx. Floor  
Area 1306 Sq.Ft  
(121.3 Sq.M.)

First Floor  
Approx. Floor  
Area 938 Sq.Ft  
(87.1 Sq.M.)





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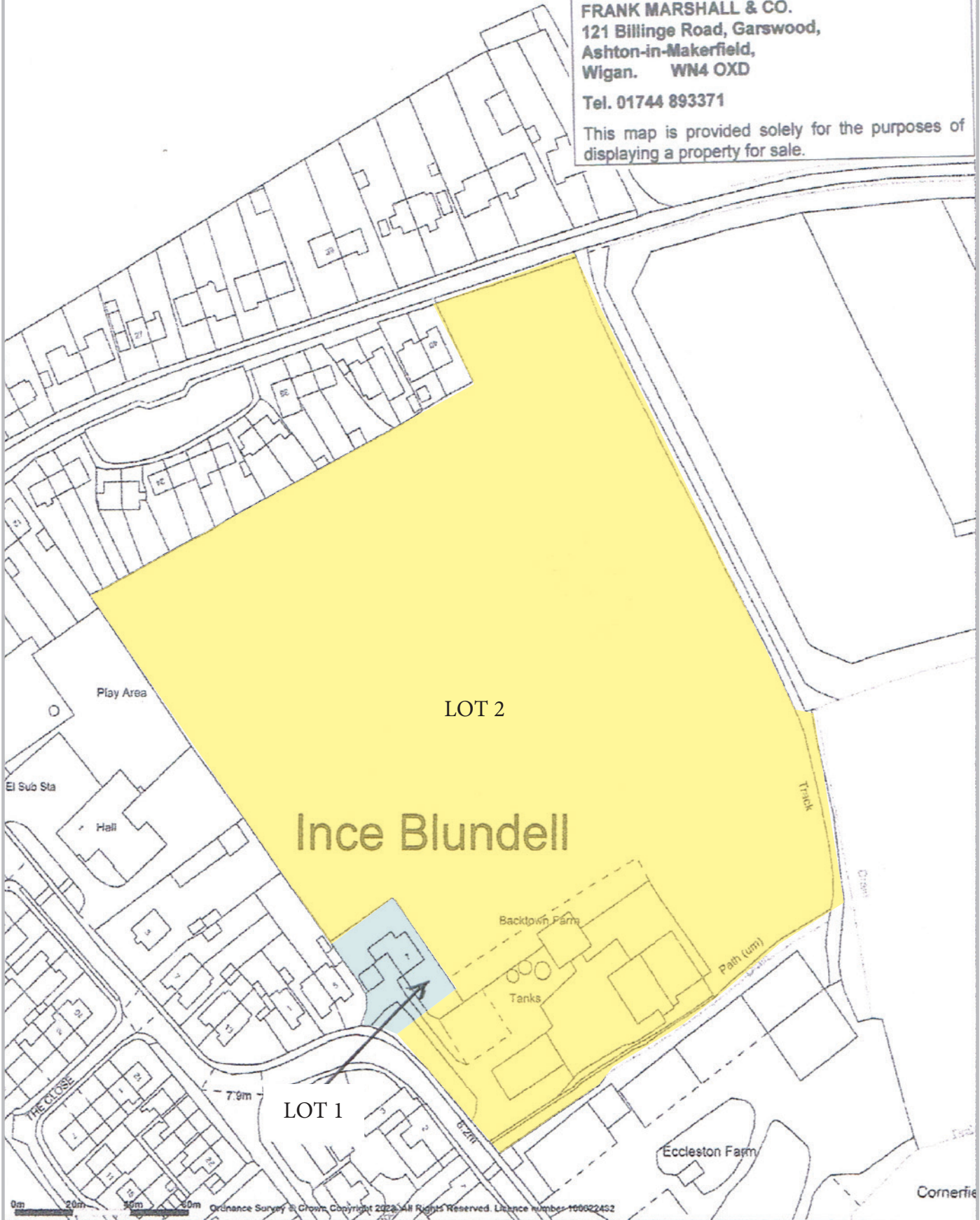
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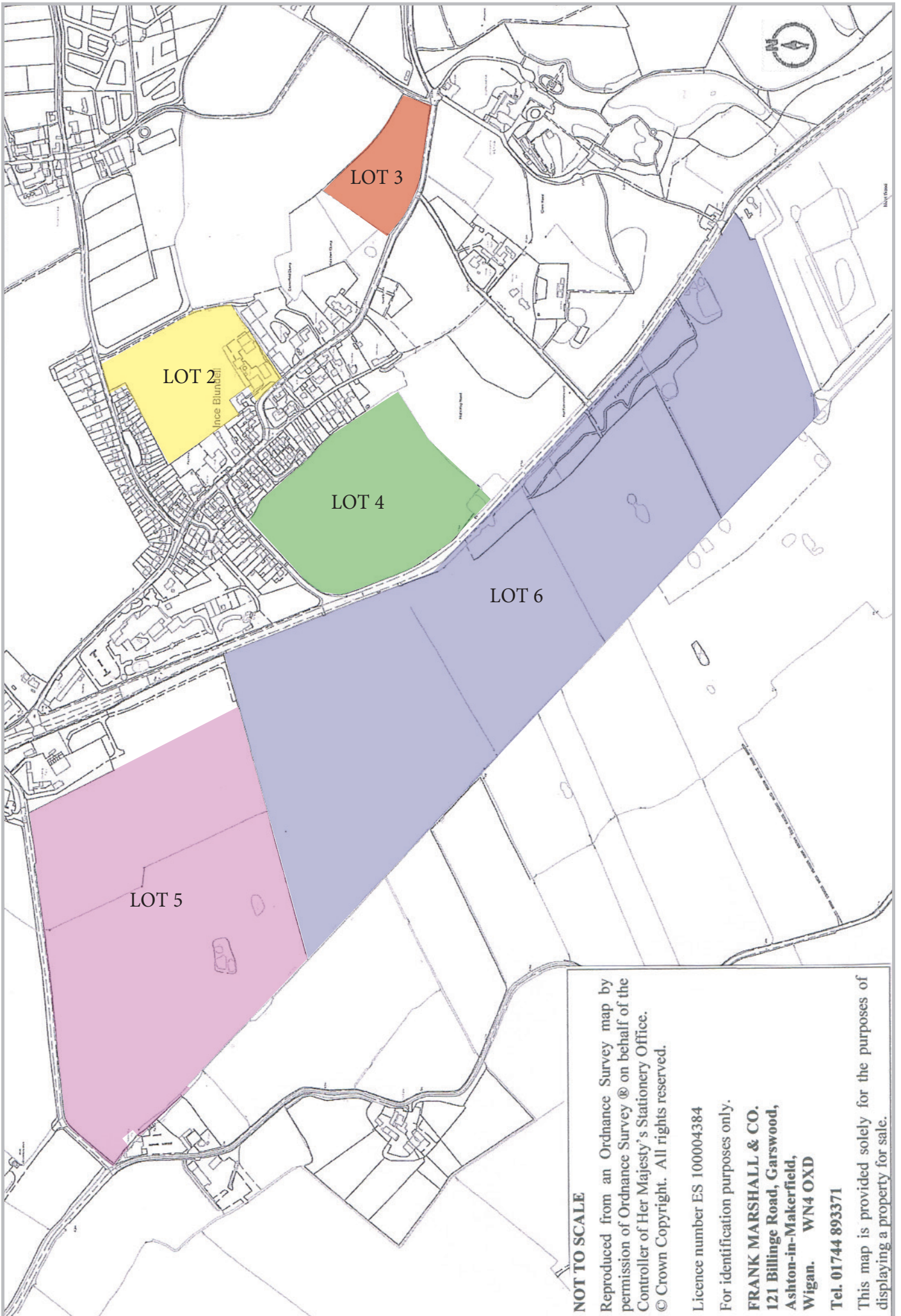
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**FRANK MARSHALL & CO.**  
121 Billinge Road, Garswood,  
Ashton-in-Makerfield,  
Wigan. WN4 0XD

Tel. 01744 893371

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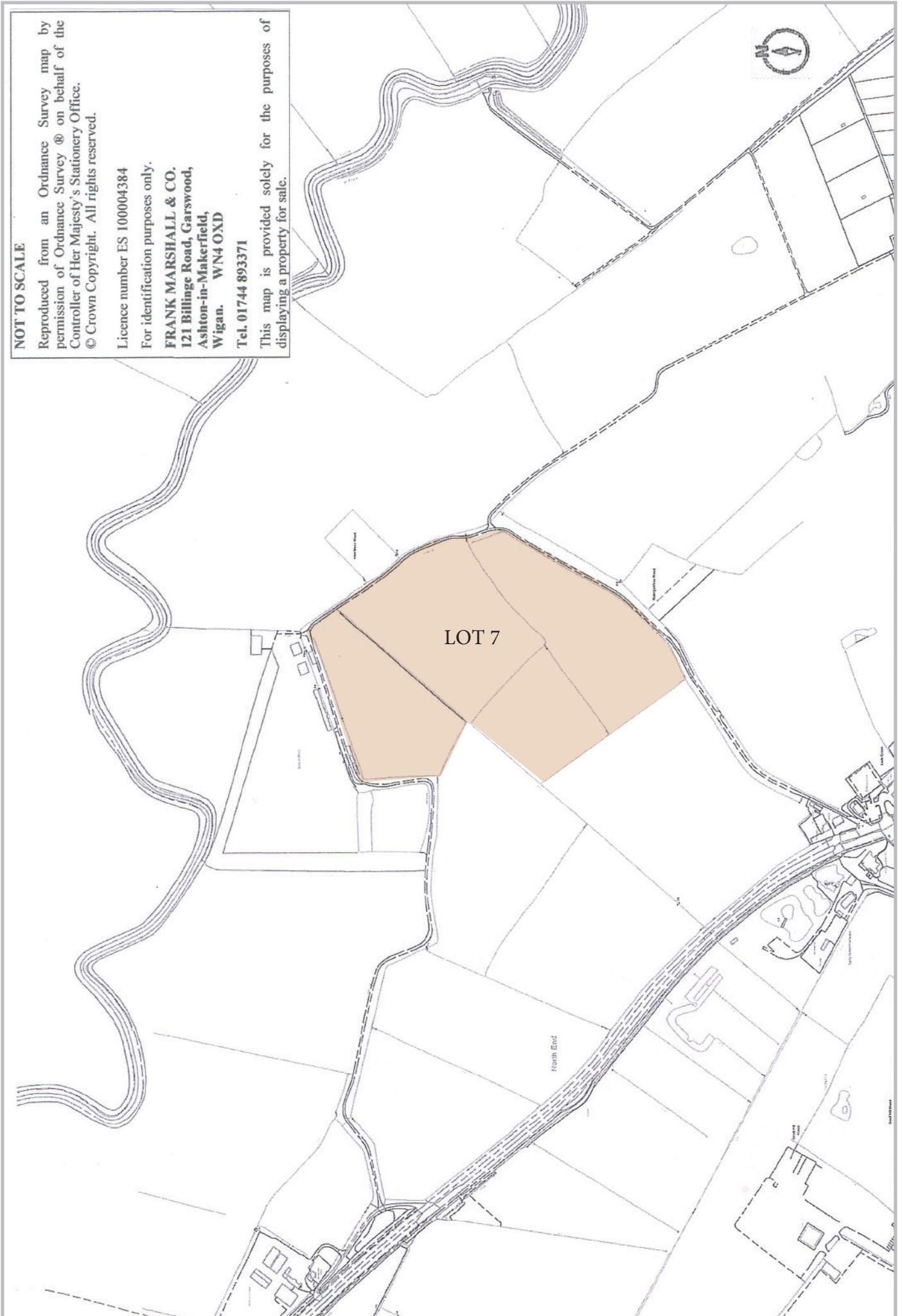
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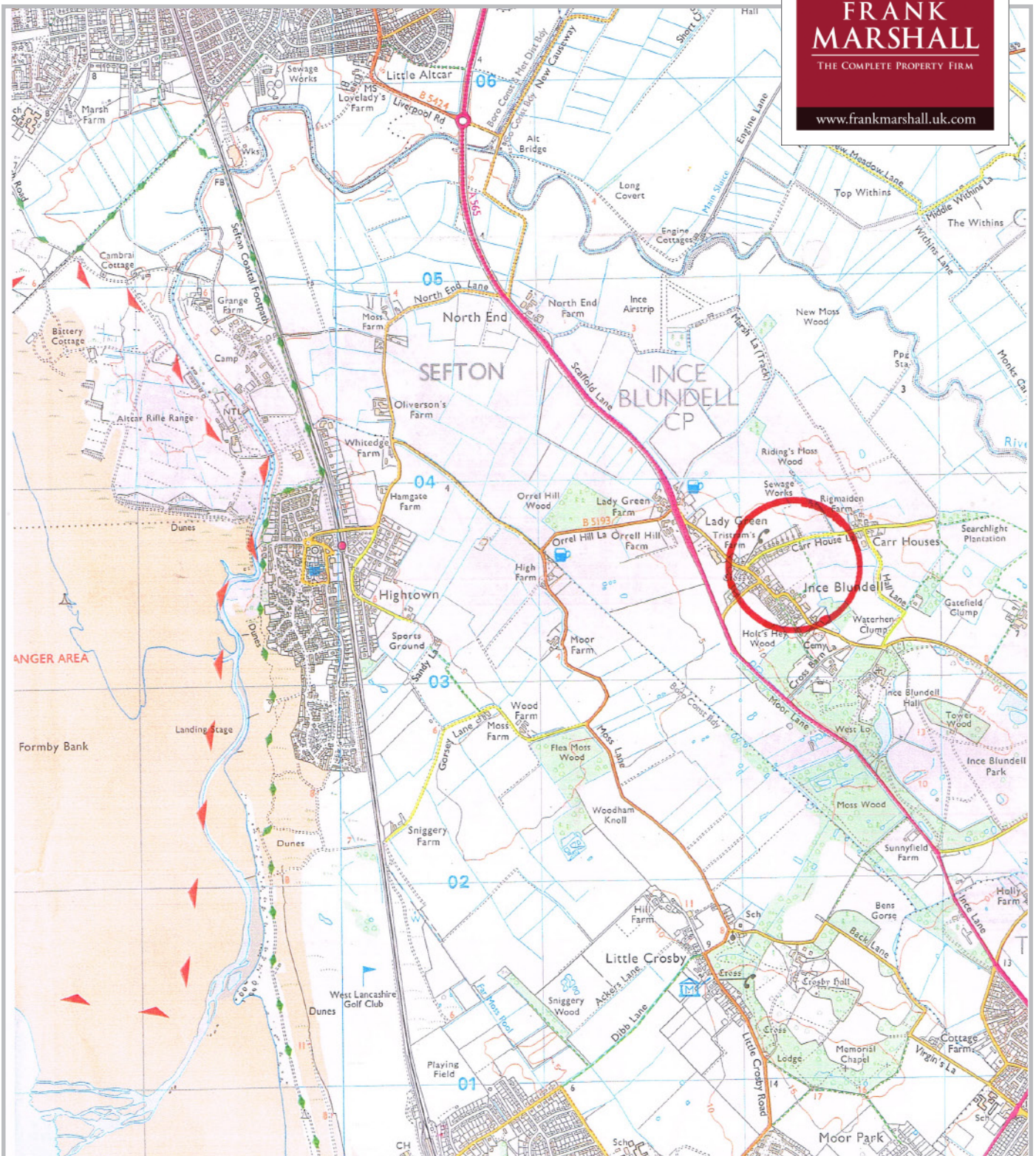
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**PLEASE NOTE**

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.

