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By Direction of Messrs Kirkham

**Ingrave Farm  
New Lane  
Eccleston  
Chorley  
Lancashire  
PR7 6NA**



**A Rare Opportunity To Acquire A Farmhouse In Need Of Complete Renovation Set On A Moated Site Which Is A Scheduled Monument**

**Additional Land May Be Available By Separate Negotiation**

**Auctioneers:**

Richard Turner & Son  
Royal Oak Chambers  
High Bentham  
Nr Lancaster  
LA2 7HF.  
Tel: 015242 61444.  
Fax: 015242 62463.

**Solicitors:**

Smith Roddam  
18 Church Street  
Shildon  
Co Durham  
DL4 1DX.  
Tel: 01388 772 661.

### **Situation:**

Ingrace Farm is situated in open countryside approximately 1 mile north west of Eccleston Village between the town of Chorley and the village of Croston. The farm has good roadside access yet is well screened by trees.

### **Rights of Access:**

The access track provides access to the farmland beyond. There is a public footpath which runs from New Lane crossing the farmyard in a westerly direction the footpath has been temporarily diverted due to the condition of the nearby farm buildings.

### **Services:**

Mains water and electricity. Purchasers will have to install their own meters.

### **Viewing:**

Saturdays between 10am and 4pm by appointment through the auctioneers.

### **The Farmhouse**



The farmhouse stands on a Scheduled Ancient Monument, the monument was first scheduled in 1991 and it is believed that part of the main moat was infilled prior to that date. The site is one of only two known examples of paired moats in Lancashire. The buildings and yard areas are not covered by the scheduling however the ground beneath them is.

The farmhouse comprises of brick built building with flag roof, the building is now in a state of disrepair and prospective purchasers are advised to enter at their own risk. The house has been unoccupied for some 7 years.

### **Accommodation Briefly Comprising:**

**Ground Floor:** Covered Porch, Sitting Room, Living Room/Kitchen, Office, Pantry, Lean-to Utility Room, Cellar.

**First Floor:** Five bedrooms, Bathroom.

The farmhouse is set in some 3.75 acres of grounds with a view to retaining the two moated sites linked by a connecting channel in one ownership. The second moated site and connecting channel is not visible to the naked eye.

### **Planning Permission:**

Prospective purchasers should make their own enquiries to Chorley Council Planning Department e-mail [contact@chorley.gov.uk](mailto:contact@chorley.gov.uk). Website [www.chorley.gov.uk](http://www.chorley.gov.uk) Specific enquiries relating to the Scheduled Monument should be directed to Ian Heywood Conservation officer at Chorley Council.

Douglas Moir Planning Officer (Archaeology)  
Lancashire County Archaeology Service  
[Douglas.Moir@lancashire.gov.uk](mailto:Douglas.Moir@lancashire.gov.uk)

### **Scheduled Monument:**

National Monument No 13424

“The monument at Ingrave Farm comprises two moated sites linked by a waterlogged connecting channel.

The larger of the two moats surrounds Ingrave Farm, and despite recent partial infilling along its E side and part of its S side, it remains an impressive and well preserved waterlogged example measuring up to 15m wide x 2m deep from the top of the outer bank to the present water level. 100m to the W, and linked to the larger moat by a waterlogged channel, is a smaller moated site measuring c.25m x 25m overall, the moat of which is now infilled but remains visible as a shallow depression surrounding a raised platform. The site one of only two known examples of paired moats in Lancashire.

Ingrave Farm, its farmyard, outbuildings and all field boundaries are excluded from the scheduling. The ground beneath all these features, however, is included.”

**Scheduled Monument Consent** is needed for any development within the designated area.

Scheduled Monument Consent is granted by the Secretary of State for the DCMS who is advised by English Heritage

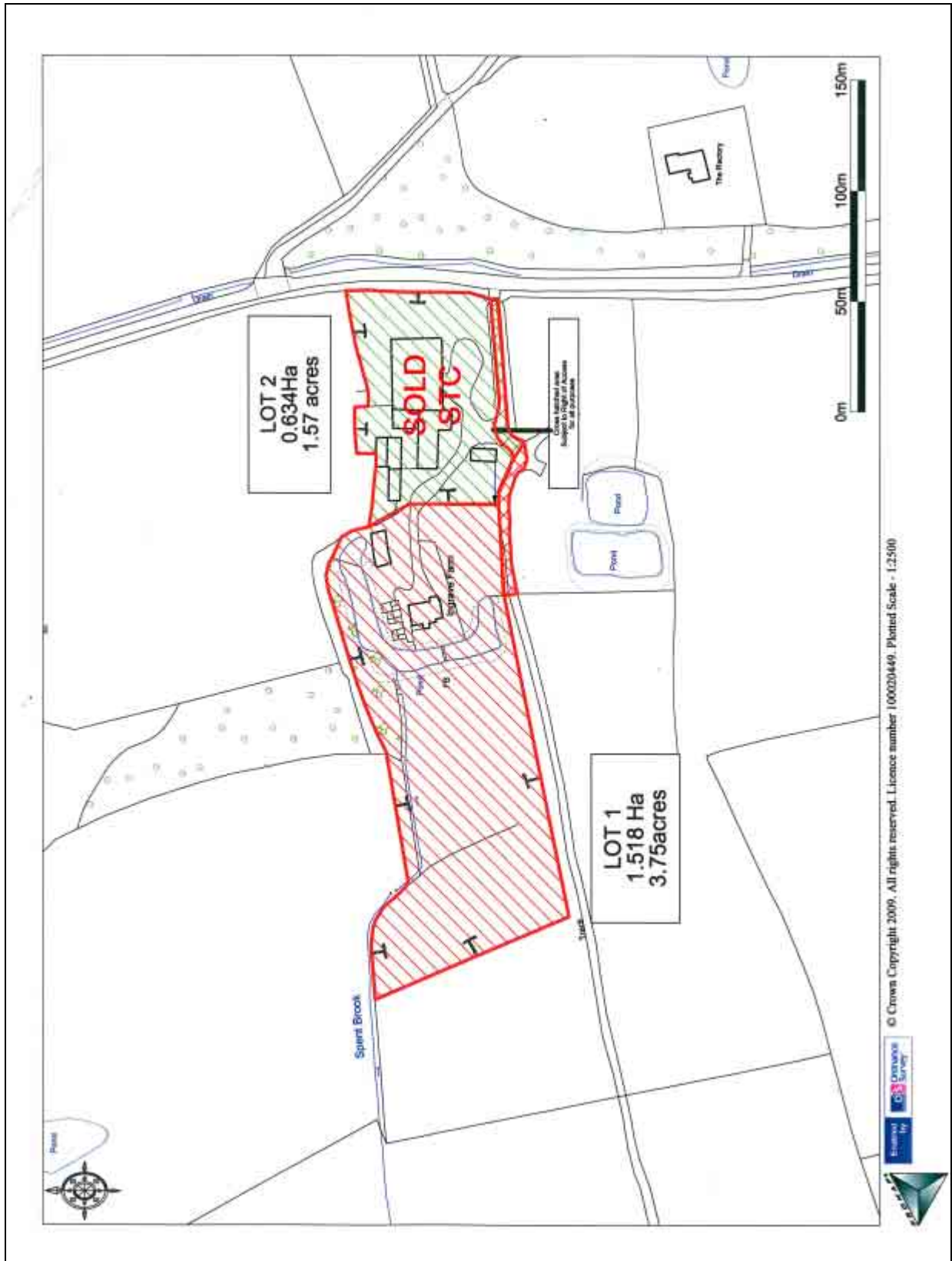
### **English Heritage**

Dr Jennie Stopford, Inspector of Ancient Monuments, English Heritage, Canada House, 3 Chepstow Street, Manchester, M1 5FW. Tel: 0161 242 1453 - [jennie.stopford@english-heritage.org.uk](mailto:jennie.stopford@english-heritage.org.uk)

**Department of Culture, Media and Sport** (Scheduled Monument Consent)

Application forms available on the DCMS website [www.culture.gov.uk](http://www.culture.gov.uk)

## Boundary Plan



### MISREPRESENTATION ACT 1967:

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