

Existing Tenants Unaffected by the Sale

FOR SALE

Asking Price: £595,000

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Moss View, Brookside And Land Adjacent To Fine Janes Farm, Halsall PR8 4JG



- Approximately 11 acres of land with development potential - subject to PP.
- Two three-bedroom semi-detached houses (\*subject to agricultural restriction).
- Houses produces £502 and £725 per calendar month - existing tenants unaffected by the sale.
- Two separate parcels of land, 6.5 acres and 4.5 acres approximately.
- Retained site access through consented residential housing site (middle section - not forming part of the sale).
- No overage provision considered.



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**Location:** The subject houses and land can be found off Moss Road, adjacent to Fine Janes Brook, Halsall. The properties are situated within West Lancs Borough Council, but are adjacent to the border with Sefton MBC and within easy reach of the amenities of Kew, Birkdale and the wider Southport area. The location is shown on our aerial images below.

**Description:** Approximately 11 acres of land, subject to confirmation with the Deeds, with development potential, subject to the necessary consents, and two fully let three-bed semi-detached houses, which are subject to an agricultural planning restriction, from when consent was originally granted in 1976.

Accessed off a private road, off Moss Road, and leads to a pair of semi-detached dwellings known as Moss View and Brookside. Both these properties are tenanted and produce £502 and £725 per calendar month, on a protected tenancy and an Assured Shorthold Tenancy, copies of which are available on request. The property is to be sold subject to and with the benefit of these tenancies.

We understand Brookside has been occupied by the same tenant since the current vendor's ownership in 2001, and believe they were historically employed on the adjacent poultry farm, which is now cleared and a consented housing development site. The tenant of Moss View has occupied since 2010 on an Assured Shorthold Tenancy. Prior to this, the tenant also occupied by way of an Assured Shorthold Tenancy and understand have not been employed or previously employed in agricultural. The vendors can provide appropriate correspondence to verify this, should the purchaser wish to remove the current agricultural restriction, post completion, by way of a Certificate of Lawfulness.

### **Brookside**





**Mossview**





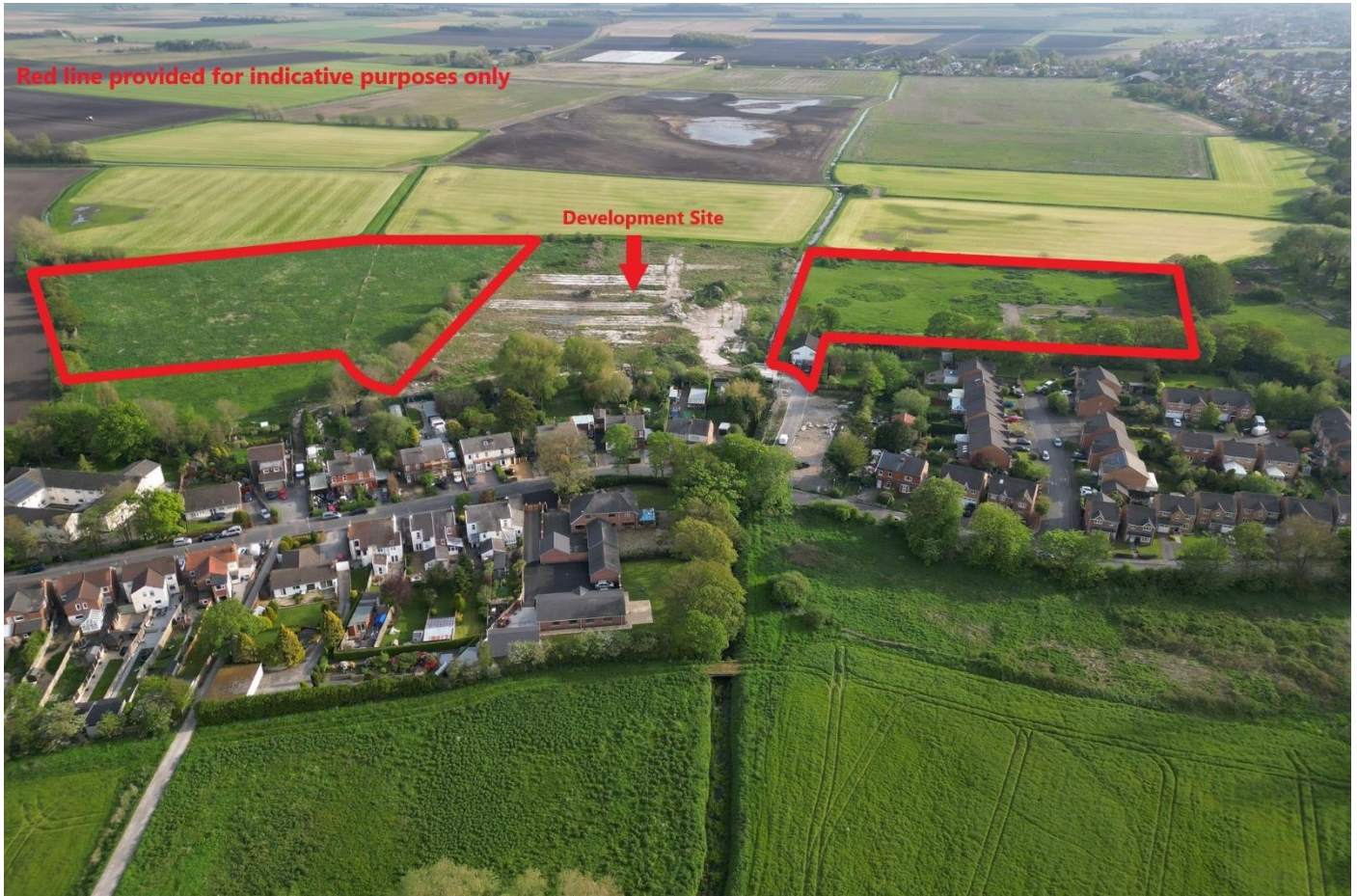
Immediately to the rear of Moss View and Brookside is a parcel of land which we calculate provides approximately 4.5 acres subject to confirmation of the Deeds.



There is also a further parcel of land, which again, subject to confirmation with the Deeds, extends to approximately 6.5 acres.



Access to this land is provided through the middle section, which was historically Fine Janes Farm, but is now a cleared and consented residential housing site. A copy of the TP1 form showing the right of way and all rights reserved for the subject land is available on request.



**Accommodation:** Floor plans below, not to scale and provided for indicative purposes only.

Subject to confirmation with the Deeds, we calculate by way of a desktop measurement, the two parcels of land extend to approximately 4.5 and 6.5 acres respectively.



**Planning:** With regard to Moss View and Brookside, Planning Permission was granted on 25 August 1976 for the erection of one pair of semi-detached agricultural workers' dwellings. Condition 3 of this Planning Consent states "The occupation of the dwellings shall be limited to persons 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, (including any dependents of such persons residing within with them) or a widow or widowers of such persons.

Please note with regard to Moss View, since our vendor client's ownership in 2001, the house has always been let on an Assured Shorthold Tenancy to parties employed outside of agriculture and therefore we understand a Certificate of Lawfulness could be applied for post completion to remove this condition.

Brookside is occupied on a protected tenancy, a copy of which is available on request, by a party who was previously employed in agriculture on Fine Janes Farm.

The middle site was previously Fine Janes Farm, but has now been sold and cleared for a consented housing scheme for 57 dwellings (Reference 2016/0126/FUL).

As indicated on the plan below, the adjacent parcel of land being offered for sale has retained access through this site.

Both parcels of land being offered for sale are currently within greenbelt, but offer redevelopment potential, subject to the necessary consents.

**Tenure:** Freehold. Copies of the land registry entries are available on request.

**Asking Price:** £595,000. Unconditional offers are sought.

Please note subject to the price agreed, the vendors would not look to impose any form of overage or clawback provision should consent be granted for redevelopment in the future.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**VAT:** We understand VAT would apply to the land purchase price but not the residential houses.

**Legal:** Each party is to be responsible for their own legal costs.

**Council Tax:** We understand both properties are in council tax band D.

**EPC:** Copies of the EPCs for the two dwellings are available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

#### **Details Prepared 21 May 2024**

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.