

Semi Detached Property With
Land/Smallholding

FOR SALE

Guide Price: £350,000

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

23 Woodmoss Lane, Scarisbrick, Lancashire L40 9RJ



- Three-bedroom semi-detached house requiring works of modernisation with land
- Total site 0.94 acres
- Established semi-rural location within Scarisbrick, West Lancashire
- Smallholding with land, timber outbuildings and pond
- Offered with vacant possession - no chain
- A rare opportunity to purchase a semi-detached dwelling with land



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Location: The subject property can be found to Woodmoss Lane, which in turn is situated off Bescar Lane in Scarisbrick, West Lancashire, and within proximity to Bescar Lane Train Station.

The subject property is identified on the aerial images below.



Description: The subject property is a three-bedroom semi-detached property requiring works of modernisation, but briefly comprising of lounge, dining room and kitchen to the ground floor with three bedrooms and family bathroom to the first floor.

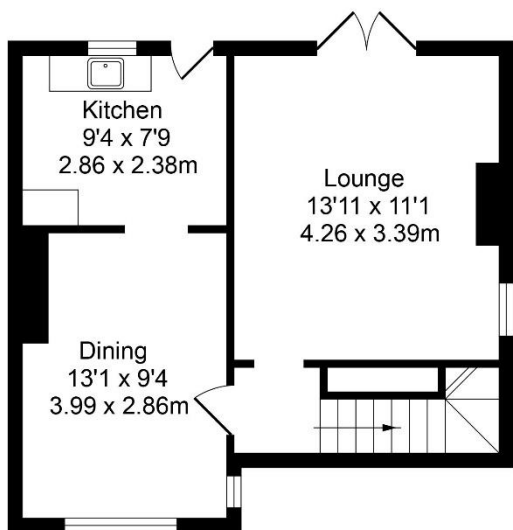
Externally to the front, there is a paved parking area with established borders and shrubs, together with vehicular access to the side, leading into the rear garden plot, with extensive land, detached timber outbuilding and pond towards the rear of the site.

Subject to confirmation with the Deeds, we calculate the total site area extends to approximately 0.94 of an acre and we consider this to be a very rare opportunity to purchase a residential dwelling with substantial land and indeed pond within its curtilage.

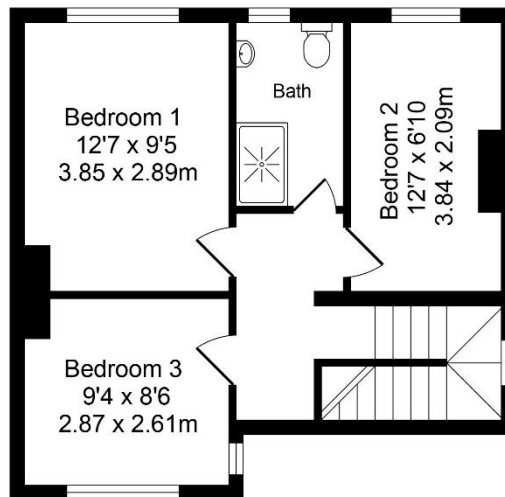


Accommodation: Floor plan below, not to scale and provided for indicative purposes only. Subject to confirmation with the Deeds, we calculate the total site area extends to 0.94 of an acre.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



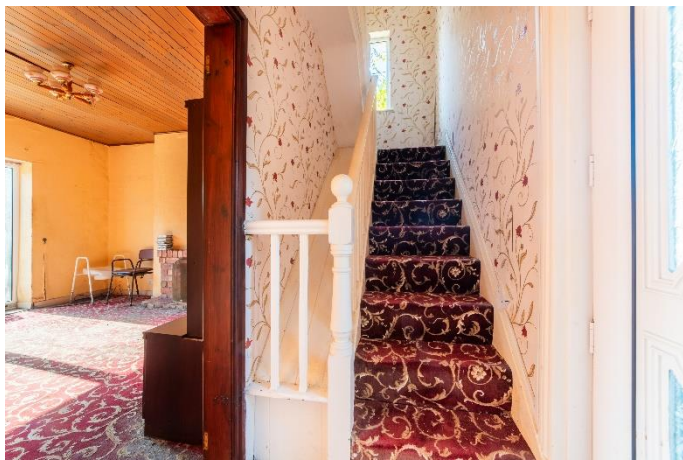
Ground Floor



First Floor

Boundaries subject to confirmation with the Deeds.





Tenure: We understand the property is held freehold - pending written verification.

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VAT: We understand VAT will not apply to the purchase price.

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.

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

Council Tax: The property is listed as having a Council Tax band of D.

EPC: A copy of the EPC is available on request.

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

Please note when parties are inspecting the rear land, it is recommended that they have appropriate footwear so that they can readily access all parts and for the avoidance of doubt, would be responsible for their own health and safety when viewing.





Details Prepared 21 February 2025

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.