

FOR SALE

Barn Conversion Opportunity

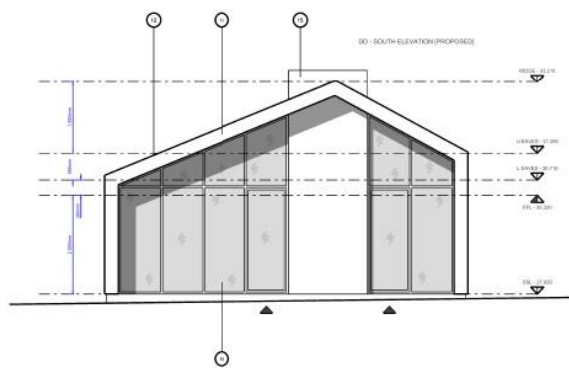
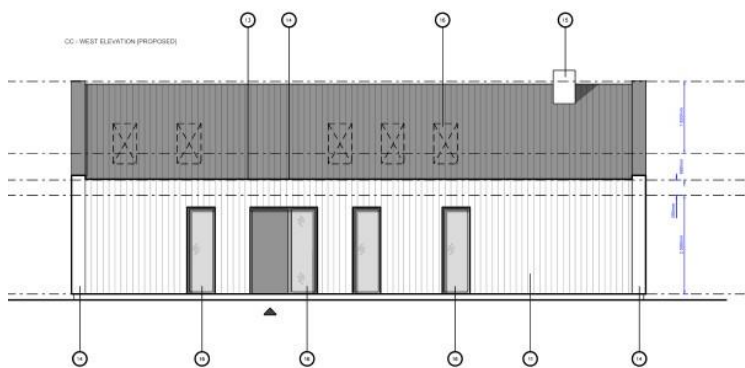
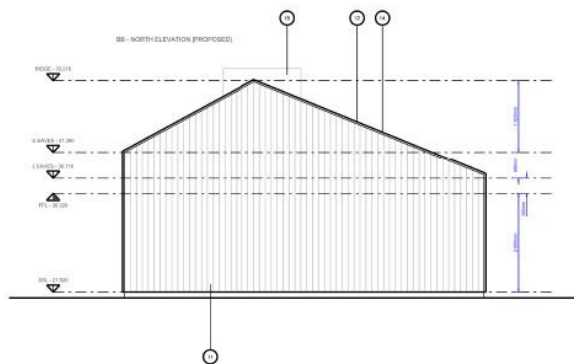
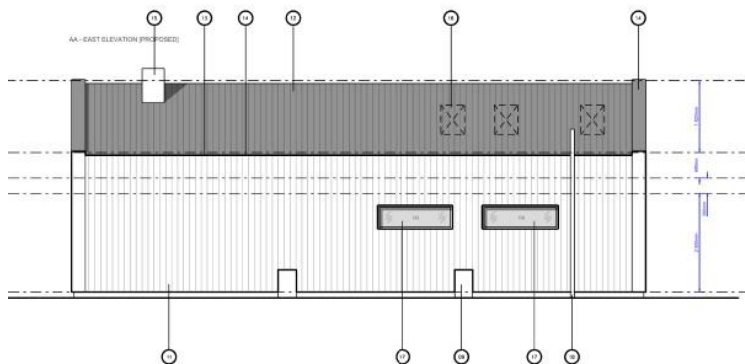
Guide Price: £285,000

Fitton Estates

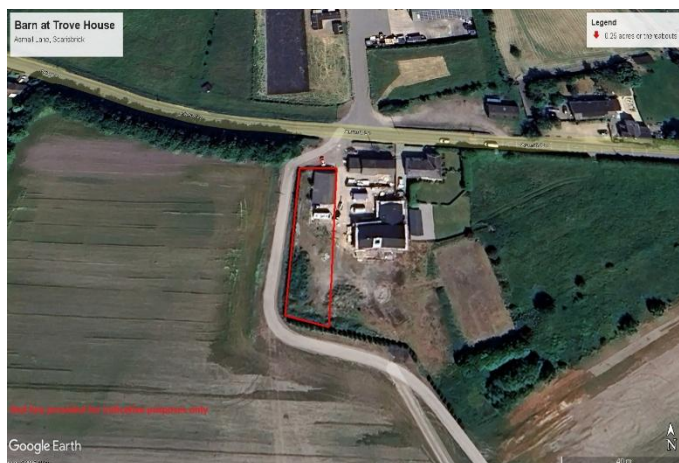
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

The Barn At Trove House, Asmall Lane, Scarisbrick, Ormskirk L40 8JL



- Detached Barn with full planning permission for conversion into 3 bed two storey dwelling
- Total site area approximately 0.25 acres (subject to confirmation with the deeds)
- Substantial garden plot
- Gross internal area of potentially approx 220sq m (2,368 sq ft GIA)
- Attractive semi rural location affording expansive Countryside views
- Planning approval No. 2024/0409/PNC - details of the planning and CIL charge £22,680.33 but with potential for self build exemption are available on request

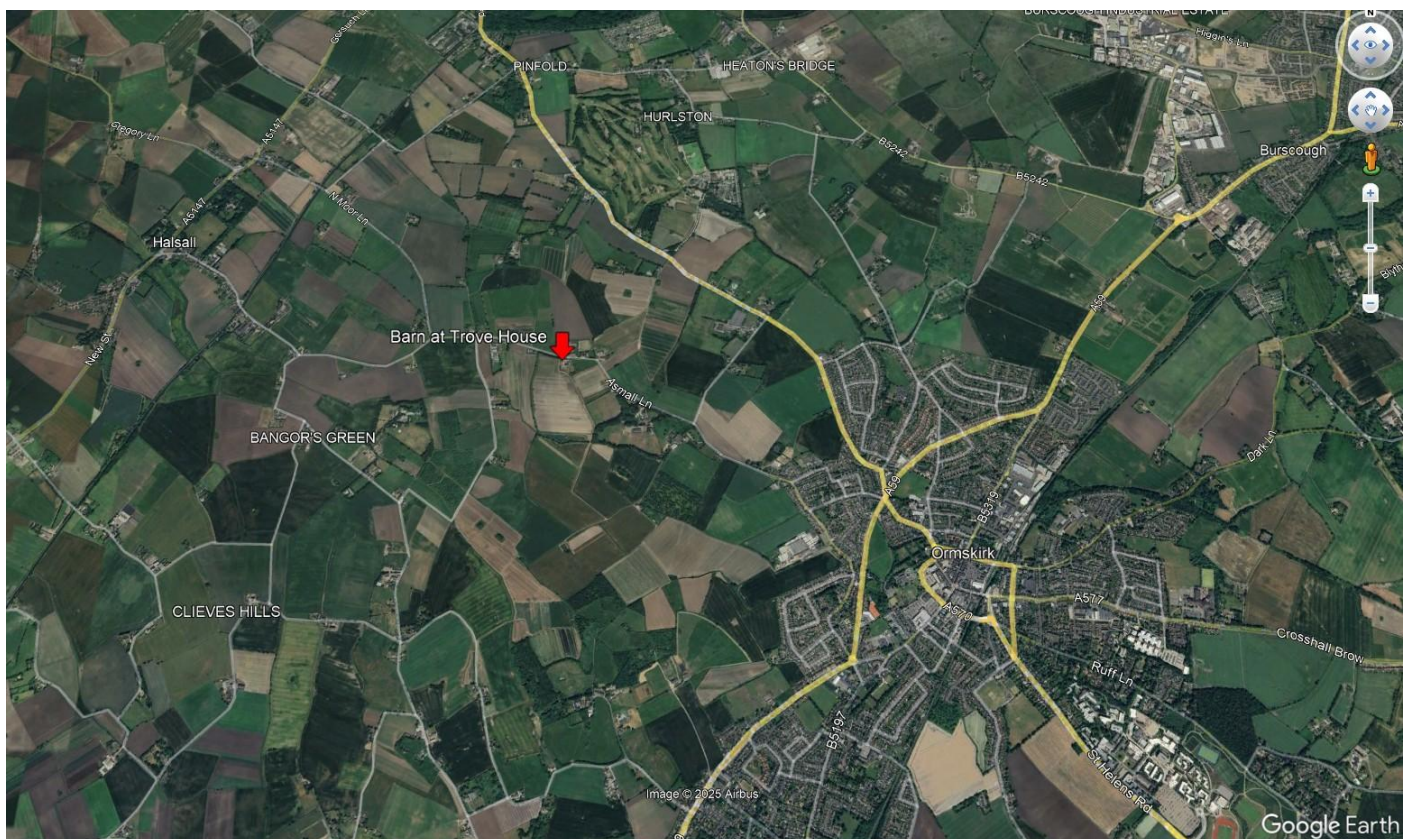


Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The subject barn is positioned adjacent to Trove House off Asmall Lane and was once part of a farm complex.

Located just outside the Ormskirk town boundaries Asmall Lane is a continuation of Cottage Lane which in turn can be found off the Fire Station roundabout which in turn connects to the A59.

Please refer to the aerial images below for identification and SatNav reference L40 8JL.



Description: The barn is a substantial detached framed agricultural building with cladding to all elevations and is two storeys in height.

To the front of the property from the Asmall lane elevation there will be an area for shared access in addition to provision for farm track access to the side of the property.

The proposed boundaries are indicated on the image below subject to confirmation of the deeds will provide a total site area of 0.25 acres.

Planning application no. 2024/0409-PNC granted consent for the application for determination as to whether prior approval for details is required - change of use of agricultural building to two storey dwelling, which from the approved plans provide a total of 166 sq m of living accommodation over two floors, but in addition however there is a covered recess at the rear that uses up a further potential internal area of approx 16 sq m on each level, with an alternative internal layout we understand the dwelling as proposed offers potentially approx 220 sq m GIA.

The property will also be granted an area to the rear of the property which is currently laid to lawn to form part of the residential curtilage but is allocated in Green Belt.

There is an impressive recessed glazed elevation leading into to a substantial kitchen, the design incorporating bi folding doors to the garden area, living and dining area all open plan with corridor off which leads to bedroom one, utility, cloakroom and study.

The first floor provides a master bedroom with en suite off and substantial storage to eaves in addition to a further large double bedroom again with built in storage to eaves and en suite.

Please note the vendors will be constructing the boundary treatment to separate this barn from the recently constructed and converted dwellings that form part of this former farm complex.



Planning: Planning permission has been granted, with conditions, reference 2024/0409-PNC.

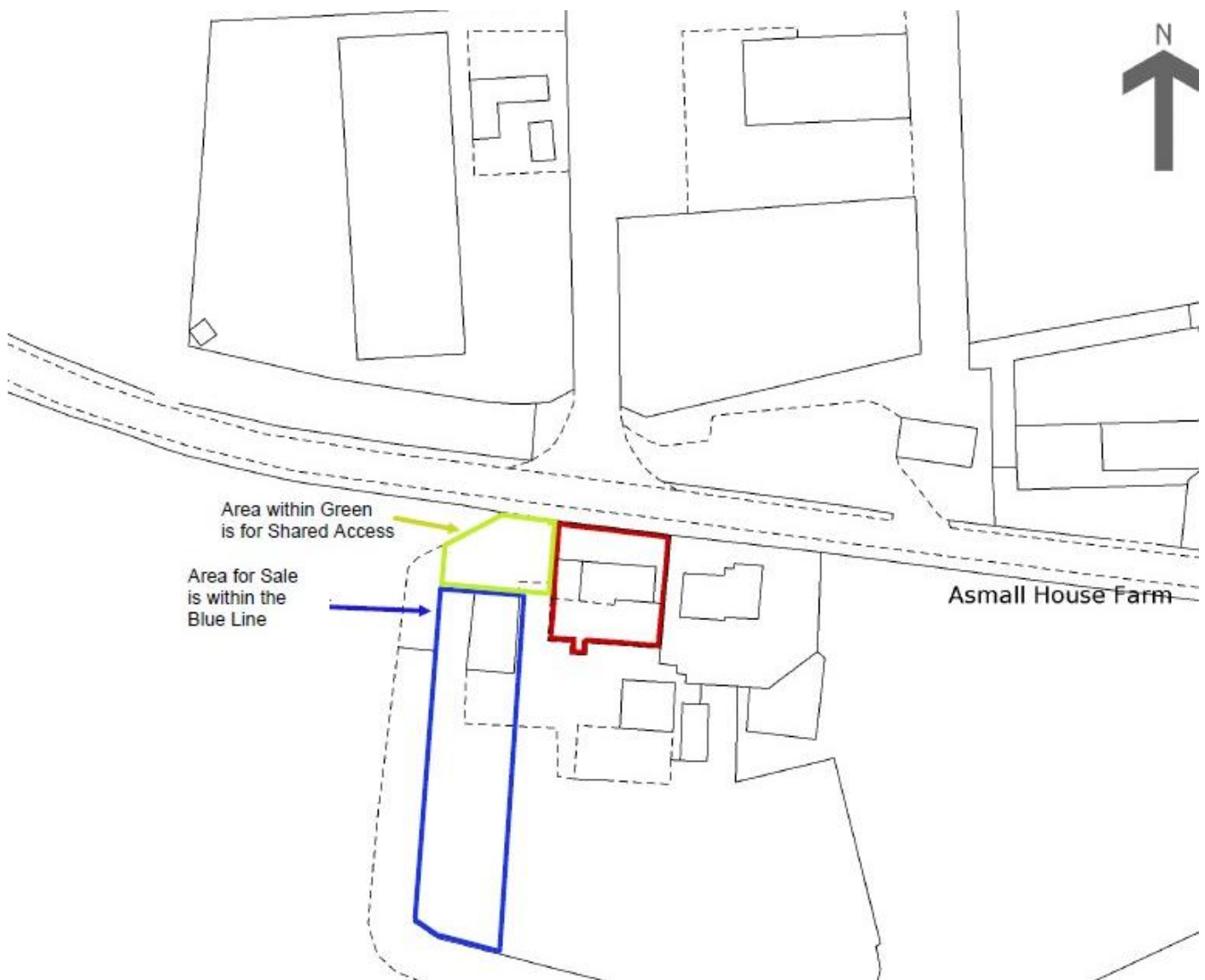
Please note that within the approval there is also a structural report and bat survey.

A Community Infrastructure Levy (CIL) has been set by West Lancs Borough Council in the sum of £22,680.33

On completion of the sale, this CIL charge will be transferred by the vendors solicitor to the purchaser.

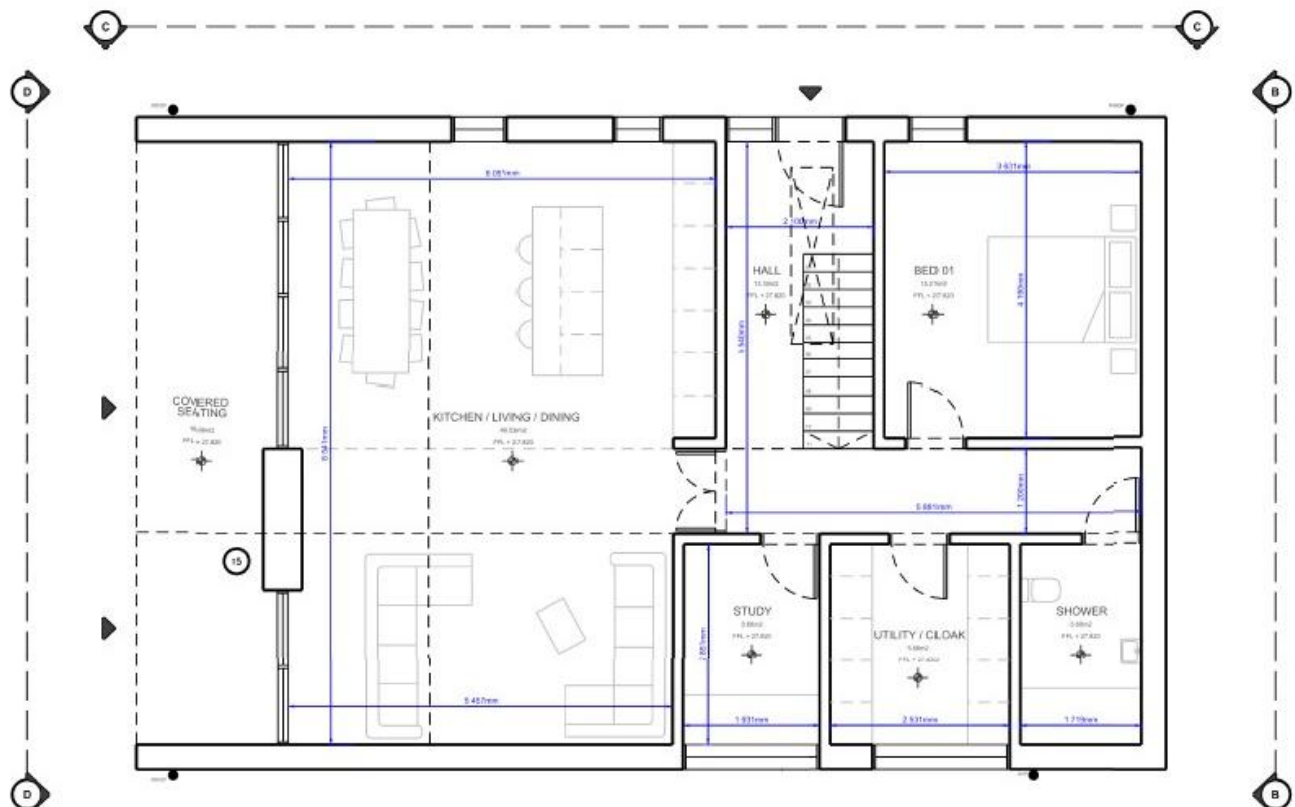
There are certain exemptions where CIL charges would not apply, such as self-build (subject to certain criteria) and we recommend all interested parties satisfy themselves as to their responsibilities and obligations with regard to the CIL charge, by contacting the CIL officer at West Lancs Borough Council email as Cil@westlancs.gov.uk

Rights of Access – Not to scale

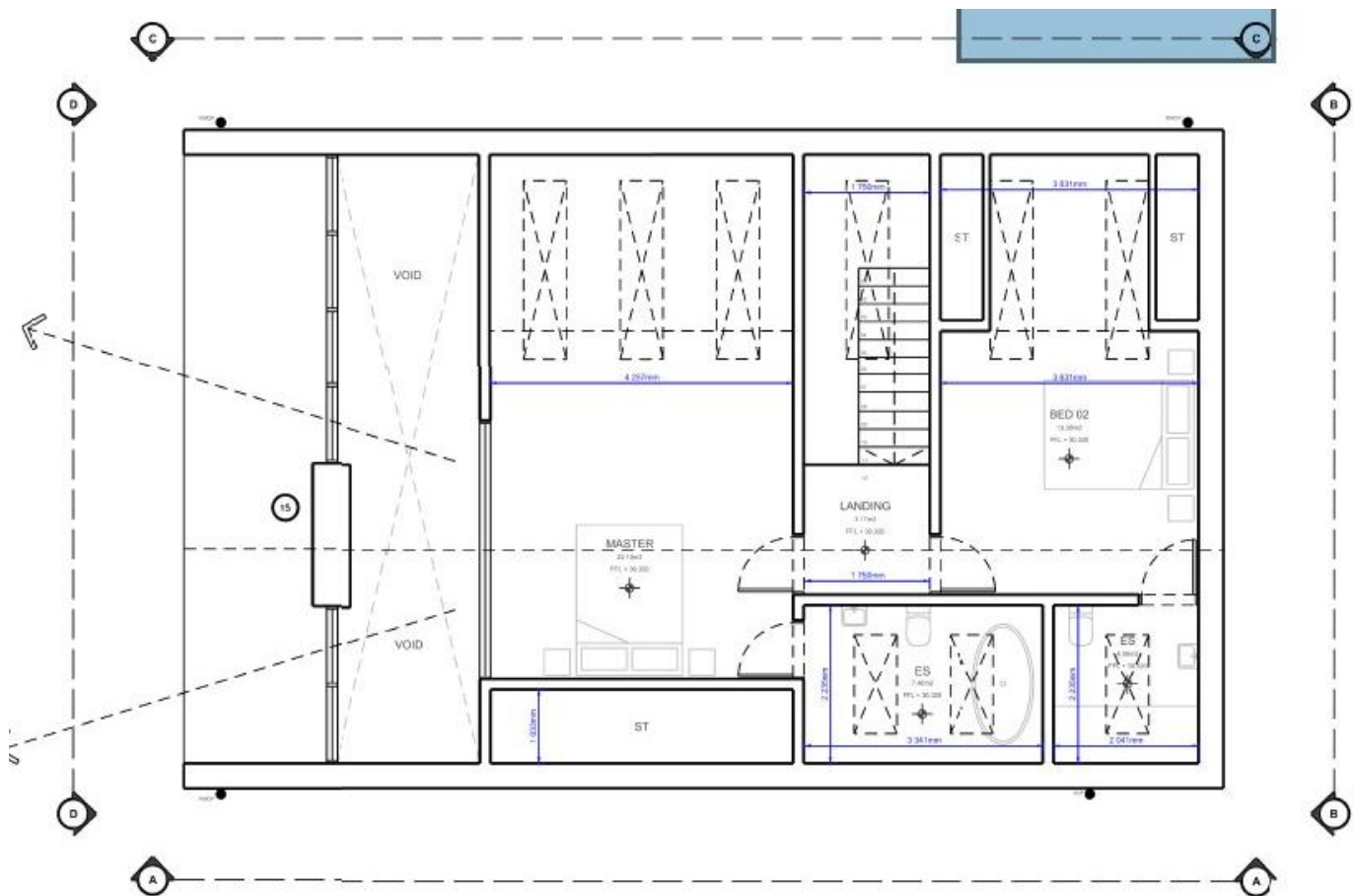


Accommodation: Floor plans as approved below not to scale and provided for indicative purposes only.

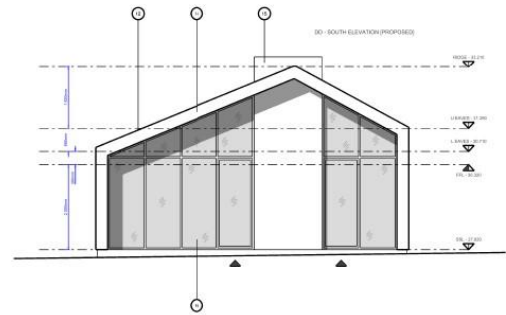
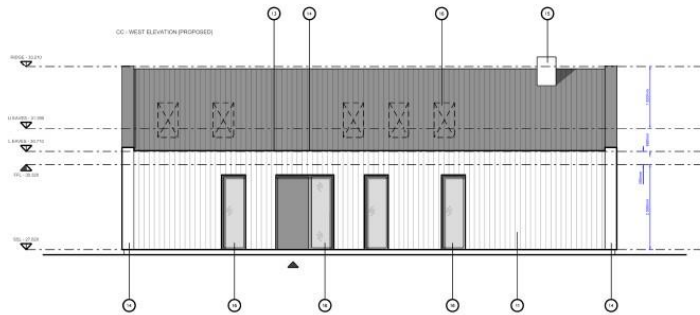
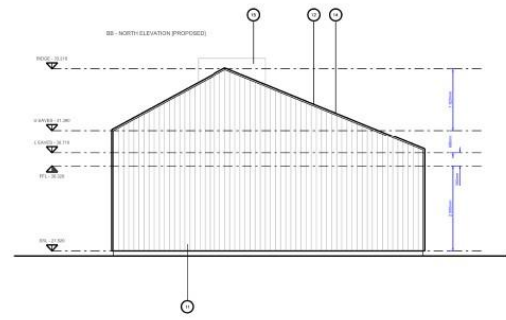
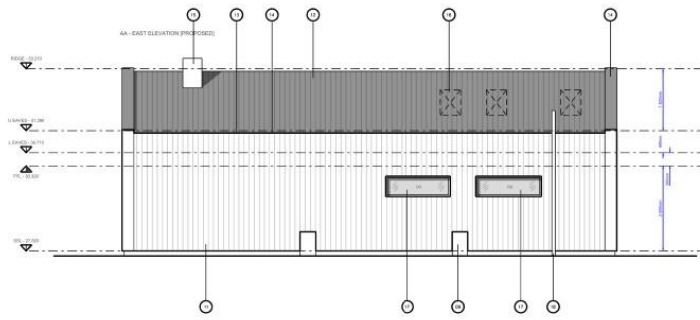
Ground Floor as proposed



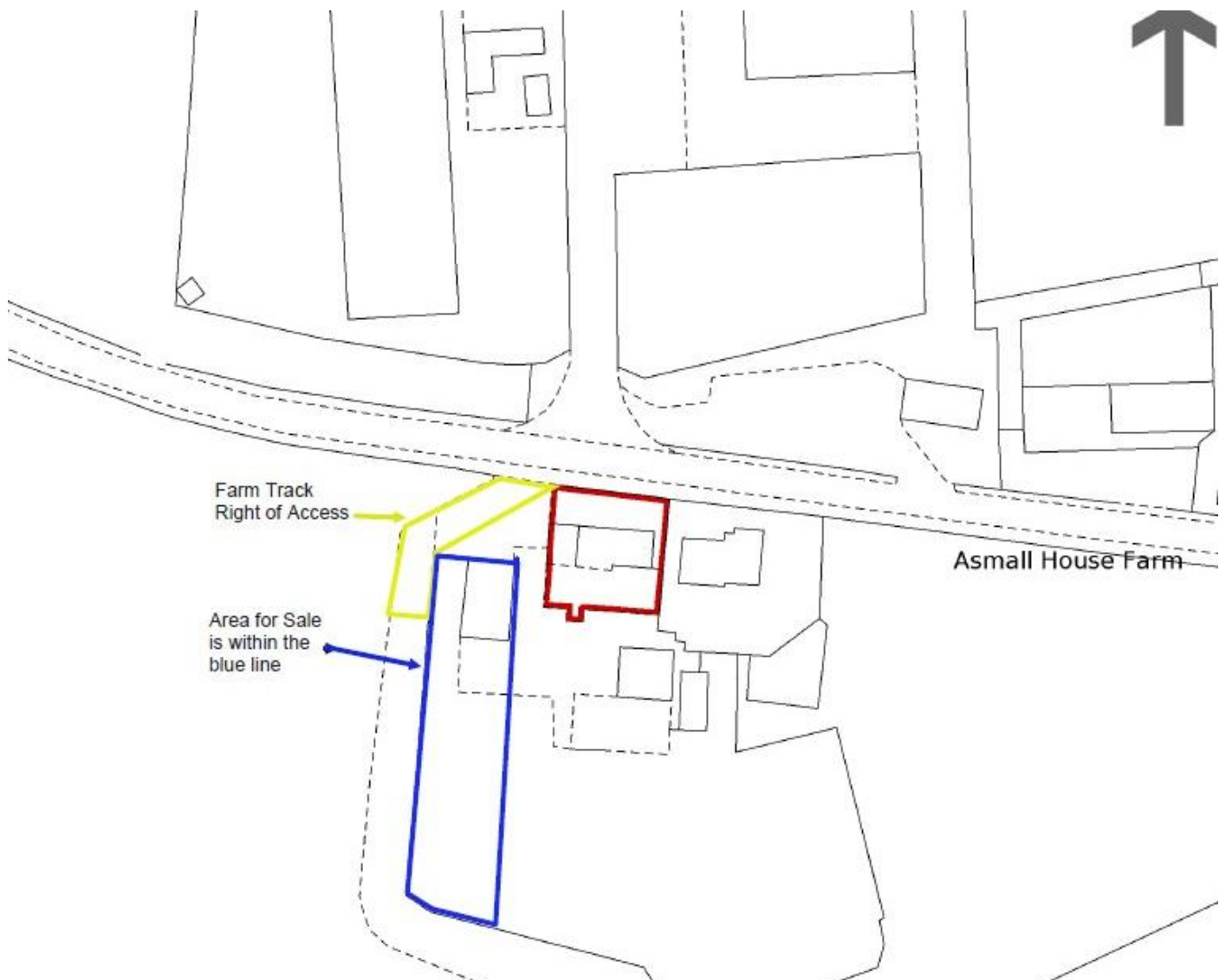
Mezzanine Floor as proposed



Proposed Elevations



Farm track access – Not to scale



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

Guide Price: £285,000

VAT: We understand that 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 responsible for their own legal costs.

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

View from rear elevation as proposed



Details Prepared 13 May 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.