

Detached Bungalow, Land &
Former Scrapyard with Outbuilding

FOR SALE

Guide Price: £750,000 - Offers
Invited

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Newhouse Farm, Pool Hey Lane, Scarisbrick PR9 8AB



Red line provided for indicative purposes only

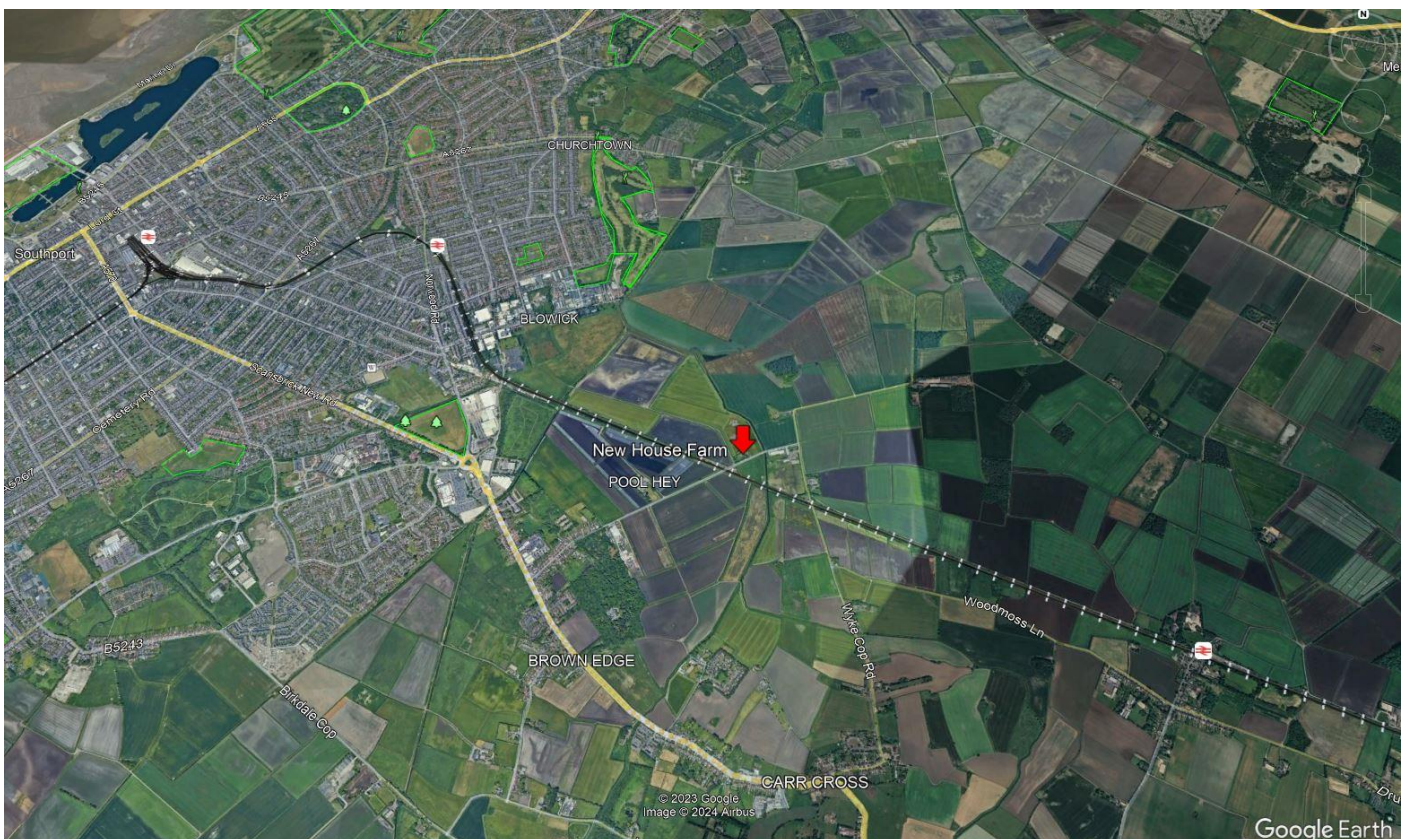
- Total site area approximately 1.16 acres, subject to confirmation with the Deeds.
- Detached two-bedroom bungalow extending to approximately 1,100 square feet GIA.
- Adjacent outbuildings and former scrapyard.
- Offered with vacant possession.
- Scope for redevelopment subject to the necessary consents.
- Occupation opportunity for live/work business or alternative uses subject to the necessary consents.
- Attractive semi-rural West Lancashire location.



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

Location: Pool Hey Lane can be found off Southport Road, the A565, just before the BMW dealership.

Newhouse Farm is located just past the Southport to Wigan railway line, as indicated on our aerial images below.



Description: Detached two-bed bungalow, land, former scrapyard and outbuildings extending to approximately 1.16 acres subject to confirmation with the Deeds. Newhouse Farm comprises of a detached true bungalow, extending to over 1,100 square feet of living accommodation, with dedicated vehicle access off Pool Hey Lane, in addition to a substantial garden plot surrounding.

Historically, we understand Planning Consent was granted, now lapsed, for a replacement two-storey dwelling.

As existing, the bungalow has an entrance porch leading into a kitchen/dining room, with living room and open fire off, in addition to two double bedrooms and family bathroom.

With its own separate entrance off Pool Hey Lane is the former scrapyard area, with outbuildings, providing a footprint of over 1,700 square feet GIA, plus lean-to areas.

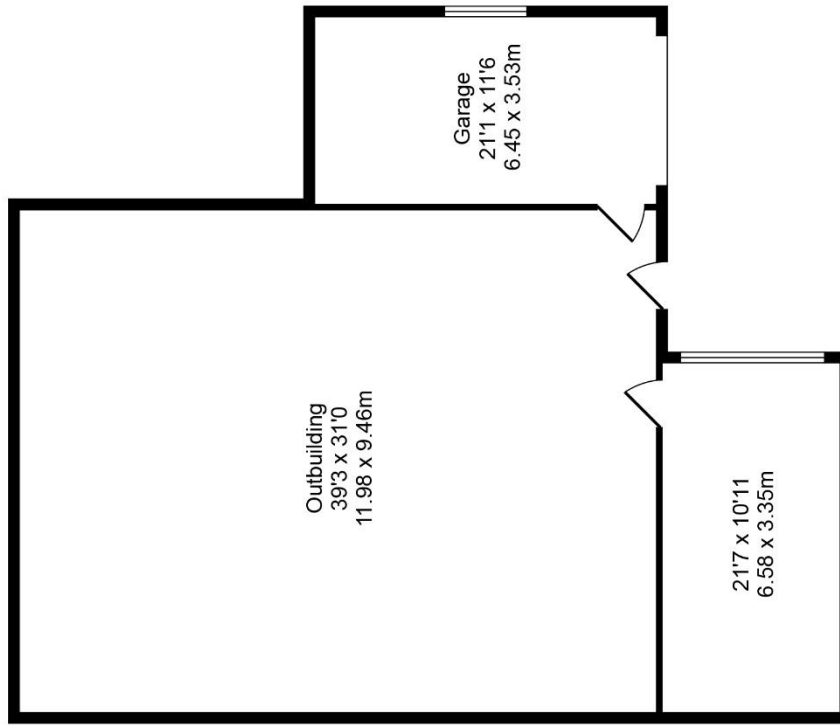
Please note the property is to be sold as seen, but offers scope for ongoing commercial uses, or indeed complete redevelopment subject to the necessary consents.

In respect of redevelopment, the vendors are considering an overage agreement subject to the buyer or their successors in Title securing Planning Consent for more than three dwellings for a period of years to be agreed post sale completion, subject to a premium of 25% of the uplift in value, as a result of the Planning Consent being granted. Further details on application.

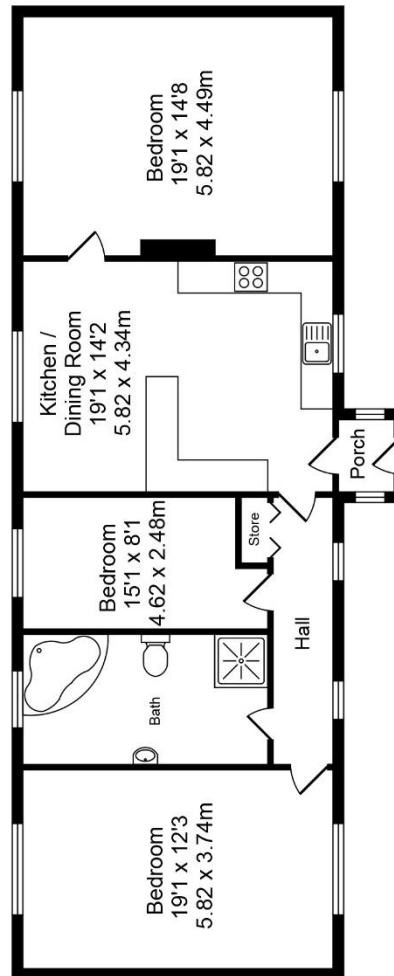




Accommodation: Floor plan below, not to scale and provided for indicative purposes. Boundaries subject to confirmation with the Deeds.



First Floor
Approx. Floor
Area 1716 Sq.Ft
(159.4 Sq.M.)



Ground Floor
Approx. Floor
Area 1141 Sq.Ft
(106.0 Sq.M.)





Tenure: Freehold / long leasehold - pending written verification.

Guide Price: £750,000 - Offers Invited

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: All prices and rentals where quoted are exclusive of but may be subject to VAT.

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

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

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

Details Prepared 14 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.