



FLEXIAGENT

Market Leading, Independent Estate Agents



New Lane Pace

Southport, PR9 8EZ

£1,200,000

DETACHED FARMHOUSE, SET IN A CIRCA 4.75 ACRE PLOT, WITH COMMERCIAL BUSINESS OPPORTUNITY WITHIN THE GROUNDS

Flexi Agent are pleased to present this 'once in a lifetime' listing to the open sales market. This property offers the successful purchaser a SEVEN DOUBLE BEDROOM detached farmhouse, a 105 x 40 feet business premises, a detached outbuilding which could be converted into a FOUR BEDROOM DETACHED BUNGALOW (subject to the relevant approvals) a DETACHED STABLES, 4.75 acres of LAND and UNRESTRICTED PLANNING PERMISSION PASSED for BUSINESS USE... AN OVERALL 13,205 SQUARE FEET!! Rarely do opportunities like this present themselves to the sales market, so early inspection is strongly recommended to avoid disappointment. OFFERED FOR SALE WITH NO ONWARDS CHAIN.

The detached farmhouse briefly comprises: entrance hallway, open plan kitchen diner, living room, cinema room, family room & utility room with shower to the ground floor. The first floor offers seven double bedrooms, two ensuite shower rooms & a family bathroom. The second floor has been converted into four generously sized loft rooms, useful for additional storage space.

Externally, the property is accessed via New Lane Pace and offers a plethora of parking space & a field, perfect for equestrian use to the rear of the property.

- Seven bedroom detached farmhouse
- 105ft x 40ft business premises within the site
- Circa 4.75 acres of land
- Planning permission in place for 'unrestricted' business use - EXTREMELY RARE
- Detached outbuilding which could be converted into a 4 bedroom detached bungalow STPP
- Circa 13,205 square feet
- Amazing residential & commercial opportunity
- Detached stables
- Exquisitely private plot
- NO CHAIN

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Target 2030		80

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Target 2030		50



Flexi Agent LTD, 18-20 Coronation Walk, Southport, PR8 1RE
Tel: 01704 889455 | **Email:** sales@flexi-agent.co.uk | **Website:** www.flexi-agent.co.uk