

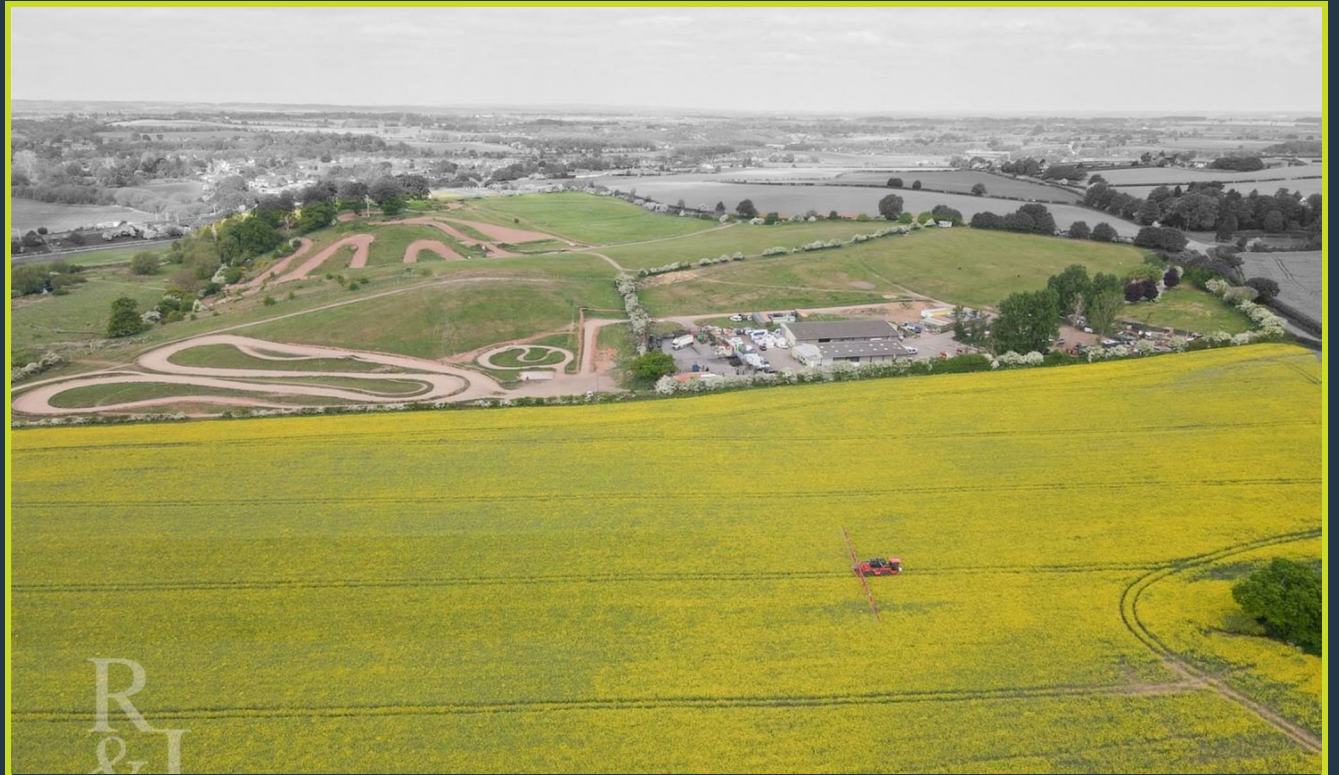


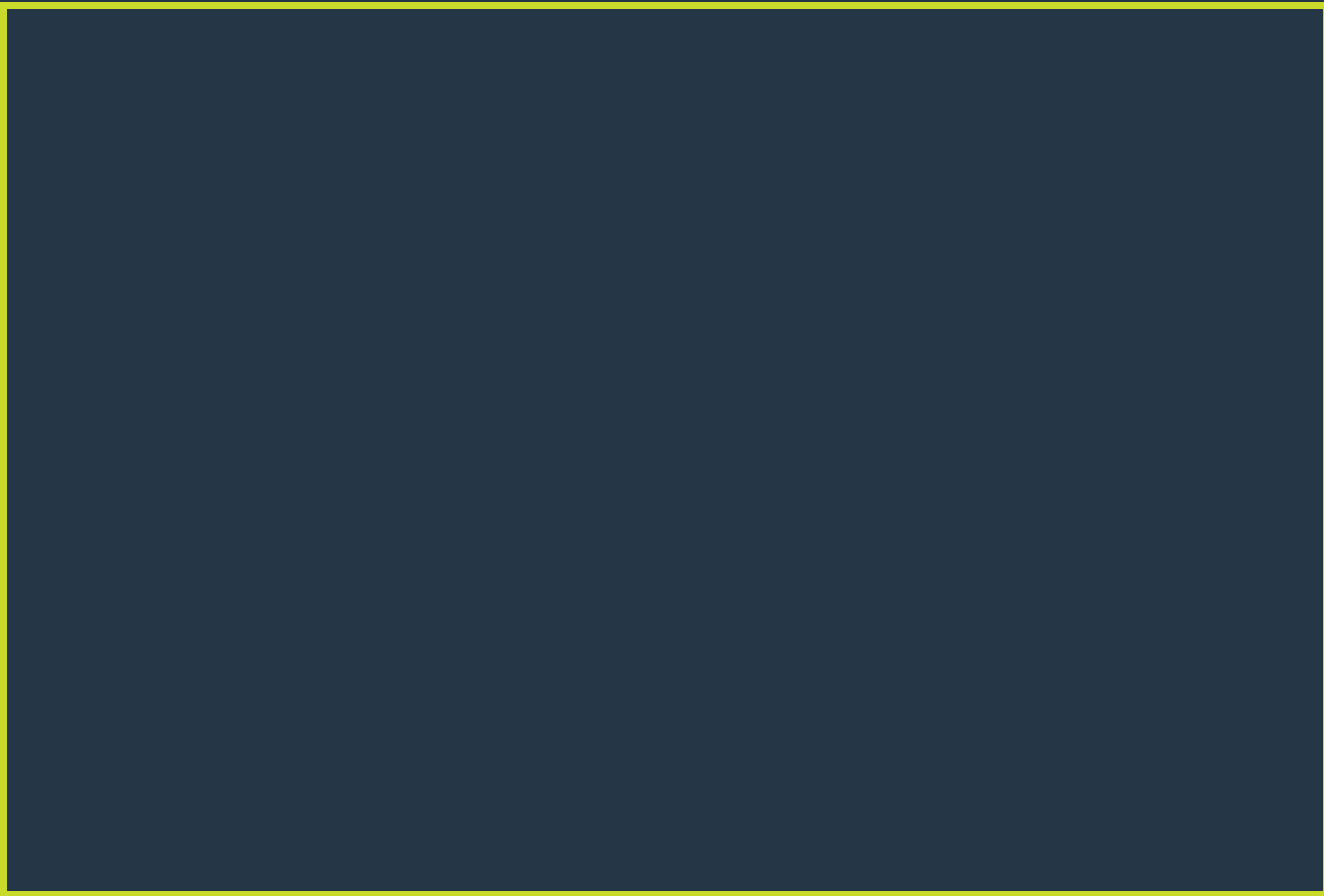
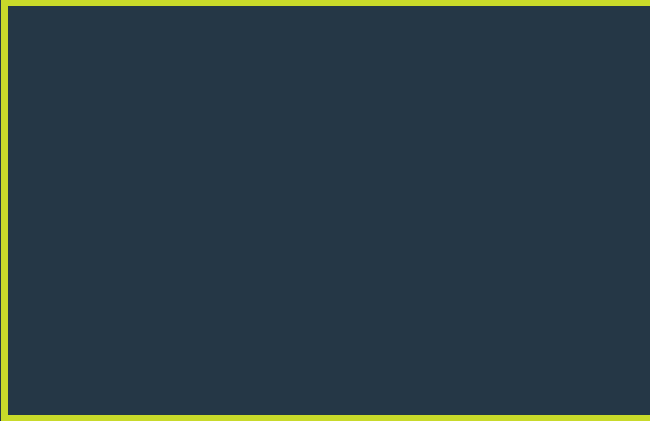
Stipers Hill Farm Kisses Barn Lane

Warton | B79 0JS | Offers In The Region Of £1,200,000

ROYSTON
& LUND

- Offers Over £1,200,000
- Extending to just under 19 acres**
- A range of agricultural and commercial buildings, totaling approximately 13,700 sq ft**





Offers Over £1,200,000

A rare opportunity to acquire a charming small farm, extending to just under 19 acres, enjoying frontage onto the picturesque River Anker. This versatile property includes a range of agricultural and commercial buildings, totaling approximately 13,700 sq ft, offering significant potential for a variety of uses (subject to planning permissions where necessary).

Upon entering there is secure electric gate and a driveway leading to the units - This driveway also is used by Polesworth Donkey Sanctuary and their customers.

This land benefits multiple units; there are five 850sqft units, one 1700sqft unit within one section and a further 6000sqft and two 850sqft. There is also a recreation yard occupying 1/3 acre - this is currently being used as a tyre yard.

Disclaimer: All prospective buyers are responsible for independently verifying the property's acreage. In addition to this, interested parties are advised to confirm with the vendor the availability of vacant possession upon completion.**



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 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		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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		

England & Wales

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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