



BRIGHOUSE
WOLFF

116 & 118 Brookfield Lane, Aughton, Lancs. L39 6SP
Offers In Excess Of £295,000



FOR SALE BY INFORMAL TENDER.

ASKING PRICE - OFFERS OVER £295,000 - CLOSING DATE FOR OFFERS: 12.00 NOON ON 28th MARCH 2025. ALL OFFERS IN WRITING TO: 20 AUGHTON STREET, ORMSKIRK, L39 3BW IN A SEALED ENVELOPE ENCLOSING PROOF OF FUNDS.

An ideal development opportunity of Two semi-detached cottages situated in a much sought after semi-rural location which are set on an overall plot extending to approx. 0.2 acres .

The properties require full restoration/renovation or replacement and therefore will only suit developers and investors. No planning permission is currently in place nor will be sought prior to the sale.

Set upon Brookfield Lane in Aughton and therefore enjoying a very sought after and quiet location whilst being situated within easy access to a variety of amenities. Town Green Railway station, which provides excellent access into Liverpool City Centre, is situated within a short drive as are well renowned local restaurants, shops, bistros' and bars.

Access to the Motorway Network M58 / M57 is situated nearby, whilst Ormskirk town centre and it's variety of supermarkets, shops, restaurants and bars are also set within a short drive or train journey.

Edge Hill University, Coronation Park, leisure centre and Ormskirk Hospital are also located locally.

OFFERS

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We invite all offers to be submitted in writing prior to 12:00 noon on Friday 28th March 2025.

Please be advised that any further negotiation will not be discussed after your offer is submitted/accepted.

PROOF & SOURCE OF FUNDING

Offers will only be considered if full and clear proof/source of funding is provided/enclosed.

PLEASE NOTE

Please do note that planning will not be sought prior to the sale and any offers must not be subject to gaining planning permission.

MATERIAL INFORMATION

TENURE

FREEHOLD

CONSTRUCTION

TRADITIONAL - Brick pitched roof.

COUNCIL TAX

West Lancs. Council 2024/25.

Council Tax

Band: D

Charge: £2,255.37

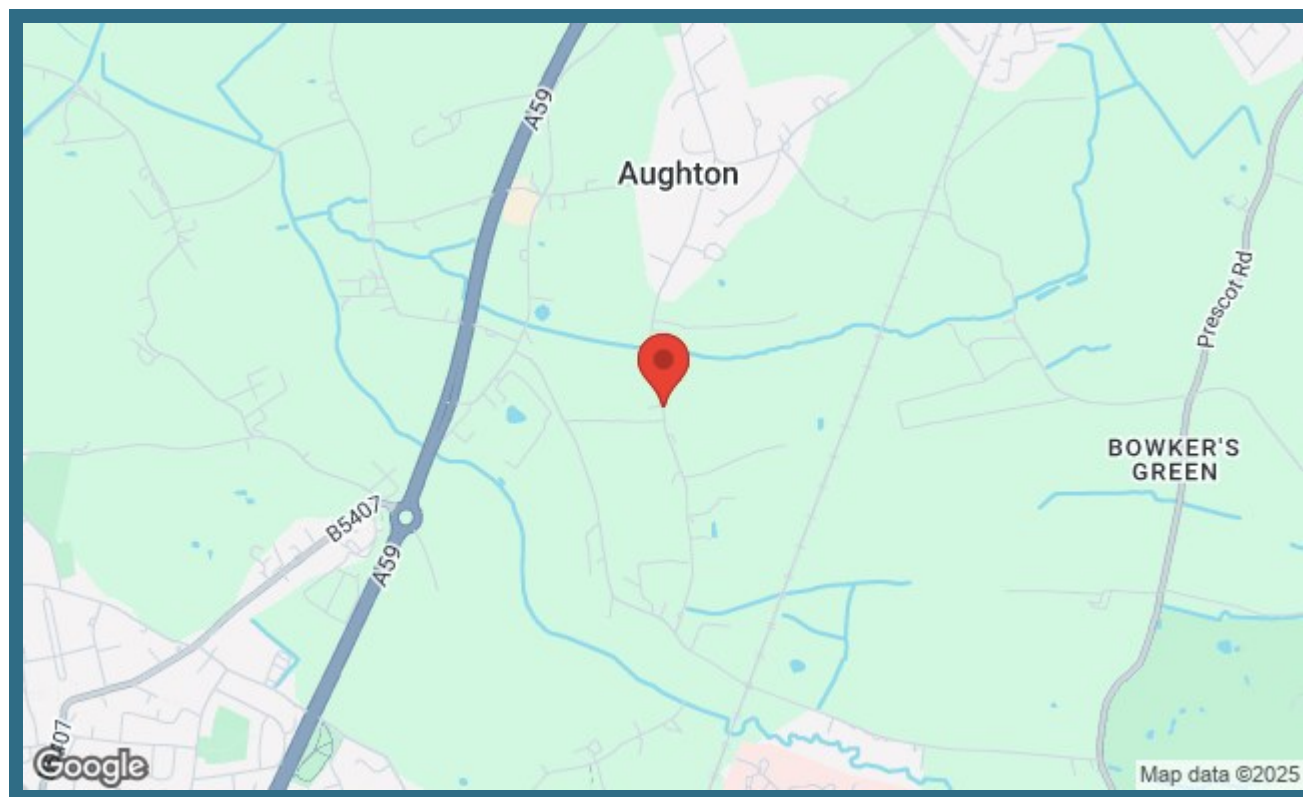
BROADBAND & MOBILE

Ultrafast Broadband is available: Download: 1000 Mbps Upload: 220 Mbps - Ofcom

Mobile Coverage: Likely / Limited - Ofcom

VIEWING

NO INTERNAL VIEWING OF THE PROPERTY WILL BE POSSIBLE
DURING MARKETING.



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

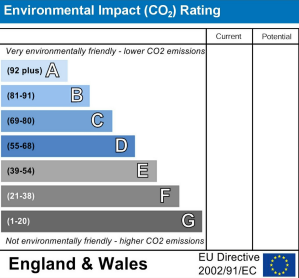
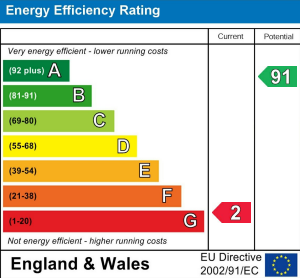
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NELLS
LANE

FOR SALE
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