



Bankfield House, Black Moss Lane, Scarisbrick, Ormskirk, L40 9RN

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- Detached residential property with Ancillary Accommodation.
- Grounds of over 1 acre.
- Glasshouse and Agricultural Buildings.
- Potential Development Opportunity STP.

FOR SALE
GUIDE PRICE
£795,000



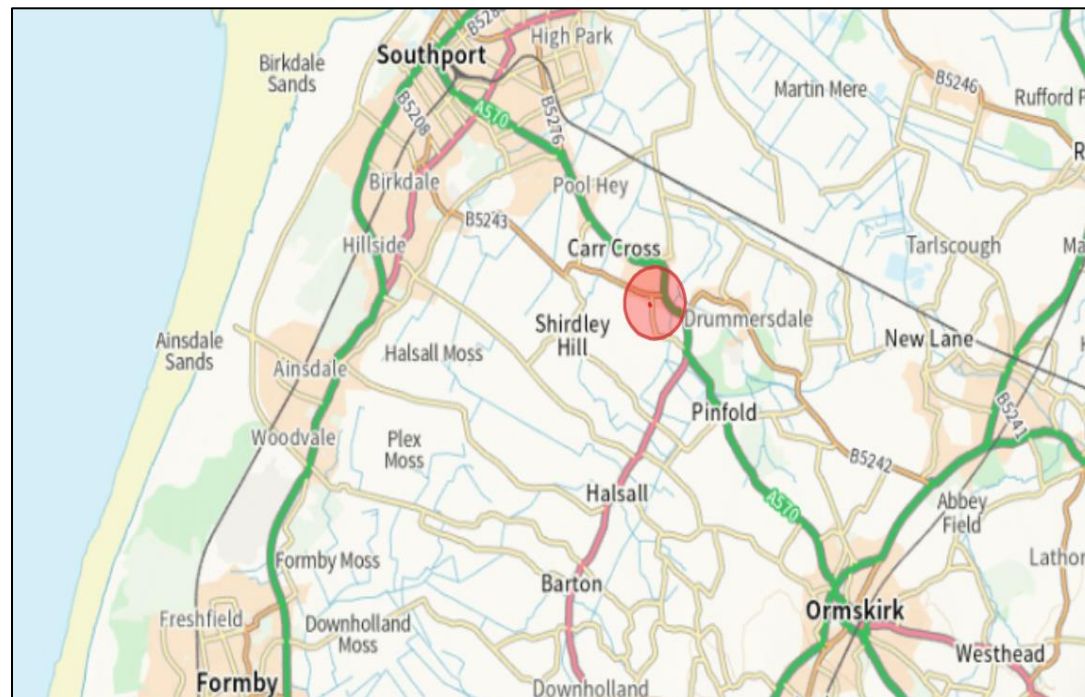
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- Detached residential house (1,500sqft)
- Rural location.
- Commercial Glasshouse (2,770sqft)
- Plot of over 1 acre
- Detached single storey annexe (550sqft)
- Range of other buildings
- Landscaped mature gardens
- Barn (1,400sqft)
- No Chain

Location

Bankfield House is located in the rural village of Scarisbrick, near Ormskirk, West Lancashire. Scarisbrick has a wide range of amenities including churches, a marina, restaurants, hotel and is a short distance away from a golf and leisure centre. There are three primary schools in the village and Scarisbrick Hall School, which caters for children from birth to 18 and has been rated as 100% excellent by the Independent Schools Inspectorate, is located within 1 mile of the property.

A location plan has been re-produced below showing its position in relation to the A570 which connects the nearby market town of Ormskirk and the seaside town of Southport with its many attractions and facilities. It offers good links to the motorway network, buses, train stations and Liverpool John Lennon Airport.



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Description

Bankfield House is a one-of-a-kind property situated in around an acre of gardens and grounds. Nestled in the village of Scarisbrick this tranquil retreat is located on a peaceful rural lane, surrounded by fields and gardens but easily accessible for commuting and within close proximity to local amenities. The property comprises a range of buildings and adjoining land, providing a multitude of possibilities for prospective buyers.

On the ground floor is a porch leading into the dining room, complete with an open fire and windows overlooking fields; the lounge is bright and spacious stretching from front to rear with windows on three sides and leads to the sunroom which offers attractive views and access to the patio and the beautifully landscaped and established garden. The kitchen is fully fitted with base, wall, and drawer units, along with a range of appliances. A utility room and cloakroom can be found off the kitchen and a rear porch with access to the outside completes the sizeable ground floor accommodation.

The first floor features four spacious bedrooms and a four-piece family bathroom. The master bedroom boasts a range of fitted wardrobes and cupboards providing extensive storage and with windows to two elevations offers views over the garden and the adjoining countryside. One of the bedrooms is an ideal child's bedroom with a range of fitted units, shelves and desk area. Another bedroom is currently used as a study and benefits from rural views.

The property's external features include a garage and substantial parking area on one side, and the private mature garden on the other. The gardens were professionally landscaped over thirty years ago and have established borders containing specimen trees, shrubs, perennials and a selection of fruit trees. In addition to the lawned garden areas, the property also offers plenty of grassed areas within the plot.

To the rear of the house is an annexe, offering approximately 550 sq ft of space which is currently used as a home gym with a storeroom/workshop and a garage. This versatile building could be used as an office for anyone working from home, alternatively it could be converted to a granny annexe subject to relevant planning permission.

The rest of the plot features land and buildings that have previously been used for commercial purposes, including a large full-height barn, a commercial glasshouse, hard standings and several smaller buildings, including a toilet block. The site was previously used as a Camping and Caravanning Club Exempted site but has potential for a variety of uses. Seldomly offered for sale in this prime location, Bankfield House presents an opportunity to own a distinctive home with potential to develop further STP.



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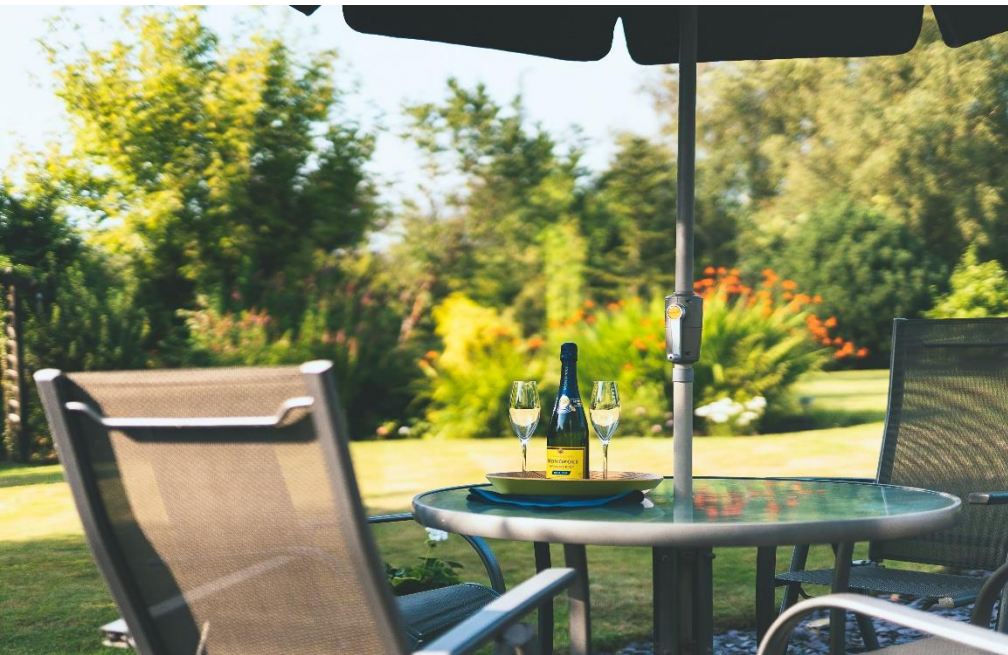
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Glasshouse of 2,774sqft / 258m².



Agricultural Building of 1,411sqft / 131m².



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Planning

We understand that the Property in its entirety is within the Green Belt, there may be potential for re-development or conversion on the Property, subject to obtaining the necessary permissions and consents for which interested parties to make their own enquiries of West Lancashire District Council.

Services

There are mains services to the property in the form of mains, electricity, drainage and gas. *Please note, T Fazakerley & Son have not tested any of the above services and purchasers should satisfy themselves as to the presence and the working condition prior to exchange of Contracts.*

Council Tax

The Council Tax Band for the Property is Band E for which we understand the amount payable for 23/24 is £2,630.37.

Local Authority

West Lancashire District Council, 52 Derby Street, Ormskirk, L39 2DF. www.westlancs.gov.uk

Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title & Tenure

The property is owned freehold and vacant possession will be granted upon completion. Part of the land is unregistered.

Viewings and Enquiries:

Viewings are **strictly** by prior appointment only with the sole selling agents. Please call 01942 242 636 or email info@fazakerleyandson.co.uk to arrange a viewing.

Money Laundering Regulations Compliance

Please bear in mind that T Fazakerley & Son will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale

The property is offered for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.



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Approximate Gross Internal Area

Main House = 1546 Sq Ft/144 Sq M

Garage = 231 Sq Ft/21 Sq M

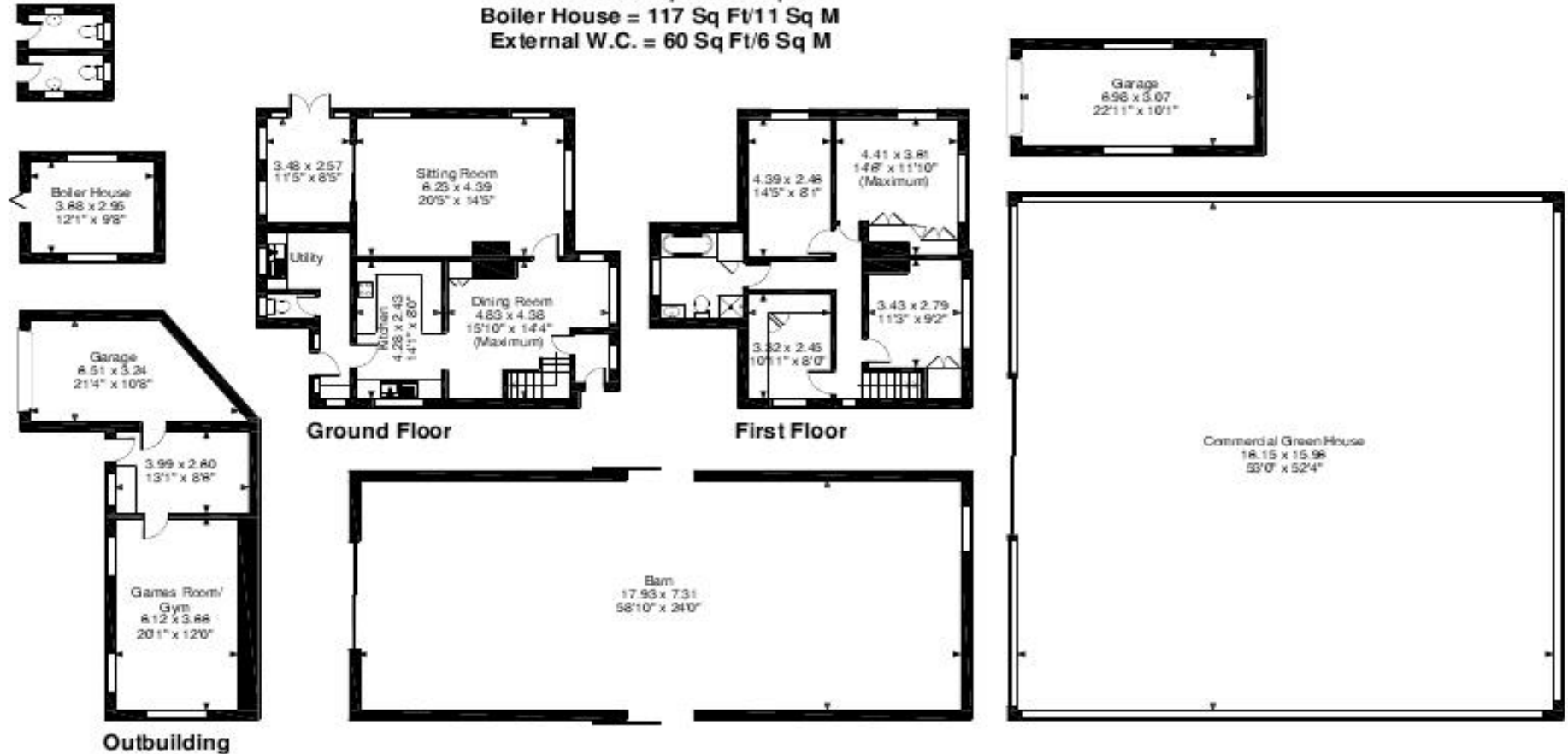
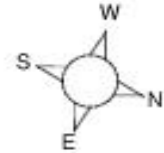
Outbuilding = 552 Sq Ft/51 Sq M

Commercial Green House = 2774 Sq Ft/258 Sq M

Barn = 1411 Sq Ft/131 Sq M

Boiler House = 117 Sq Ft/11 Sq M

External W.C. = 60 Sq Ft/6 Sq M

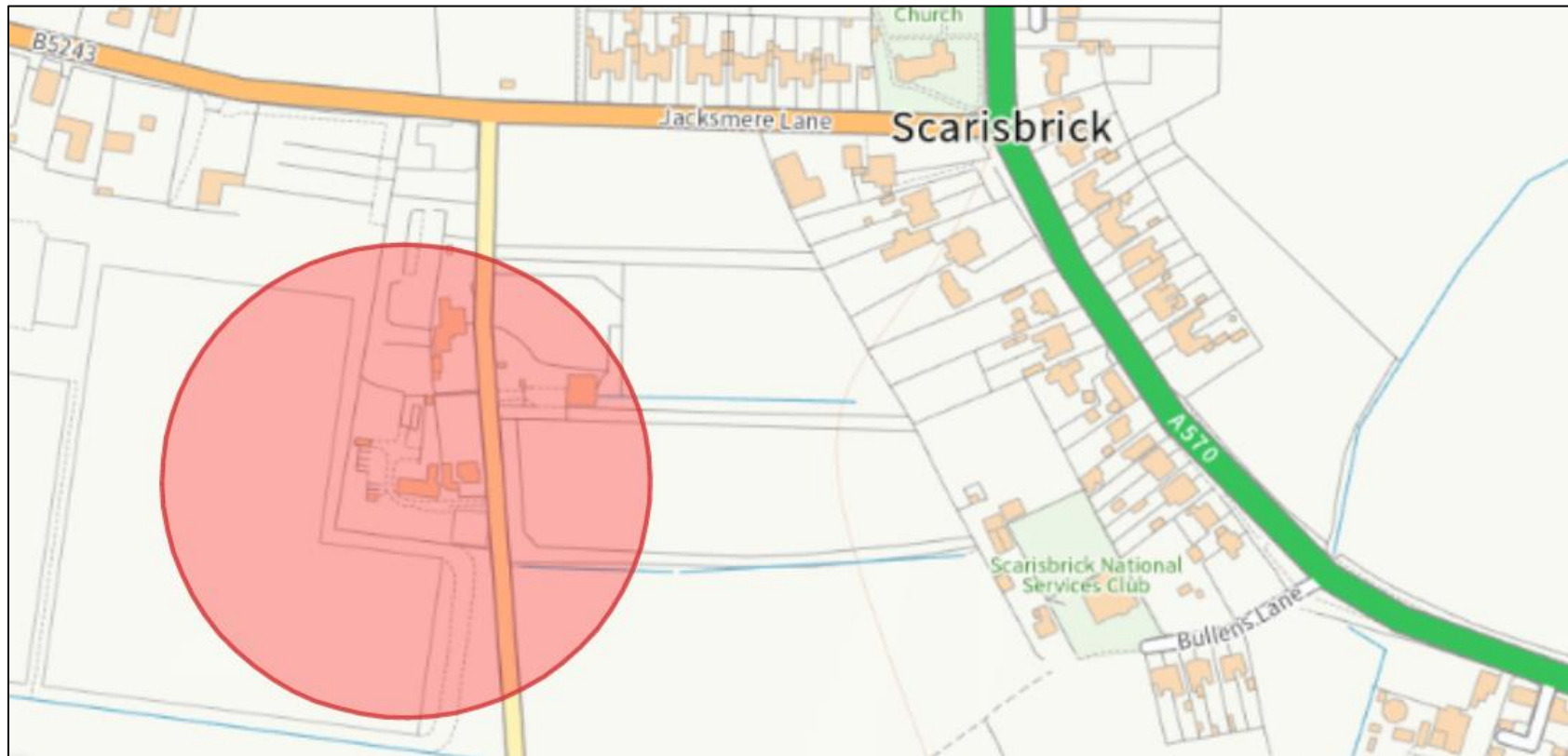


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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Location Plan. For Identification Purposes Only, Not to Scale.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	