

Aerial boundary for illustrative purposes only



The Whitehouse

Holmeswood Road | Rufford | Ormskirk | L40 1TX

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents

The Whitehouse Holmeswood Road Rufford Ormskirk L40 1TX

Opportunity to acquire a spacious 3 bed semi detached house with two potential development plots to the rear.

For sale via Private Treaty or as a whole for a guide price of £680,000

Located in the sought after area of Holmeswood.



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Residential Premises

Three bedroom semi-detached farmhouse lying on a 2 acre plot featuring a spacious kitchen, large garden, studio room.

The ground floor of the subject property contains as follows:

- Spacious well equipped kitchen
- Large open lounge area
- Single bedroom
- WC facilities
- Conservatory
- Boiler room

The first floor of the property contains as follows:

- Double Bedroom
- Single bedroom
- Full 4 piece bathroom suite



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Potential Residential Unit

The site includes a modern steel framed building with the potential to convert into one residential dwelling.

A permission in principle stage one application has been Granted to convert the existing steel portal framed building into one residential unit. Application reference number 2025/0420/PIP

It is envisaged that the application site could accommodate a dwelling which would be of a height, scale and form which would blend into the existing street scene on Holmeswood Road.

The Building is situated within the Green Belt and the site represents a suitable and sustainable location for redevelopment. The building is a previously developed site and has the benefit of a certificate of Lawfulness (March 2002) for commercial use.

The application proposes the demolition of the existing commercial building and the erection of one dwelling at the site. It is considered that one dwelling could be sufficiently accommodated at this site in terms of its overall size, shape and position taking into consideration the surrounding development constraints.

*No design has been associated with the planning permission. Consequently, the site
If you require further assistance obtaining full planning permission, Wignalls Chartered Surveyors provide
a planning consultancy service with extensive experience within West Lancashire Borough Council.*

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Land

Included with the site, to the rear, is approximately 0.87 acres of amenity grassland. Great to be paired with either the commercial building or the new residential dwelling. Please find attached map for the outline area plan.

The land would be of interest to amenity, ancillary and equestrian purchasers alike. provided necessary planning consent.

Access for the land is found off the western entrance to the site.



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Planning Policy

Please read below the 4 designated planning policies attached to the property.

- Green Belt*
- Landscape character 1E*
- Landscape History EN2 (f)(ii)*
- Mineral safeguarding area M2*

Viewings

Viewings are strictly by prior appointment only through Simon Waller FRICS FAAV and Gerald Forshaw.

Enquires

All enquiries should be directed to Simon Waller by calling the office or emailing info@wignalls.land.

Sale Method

For sale via private treaty

Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

EPC

N/A

Council Tax

Band D

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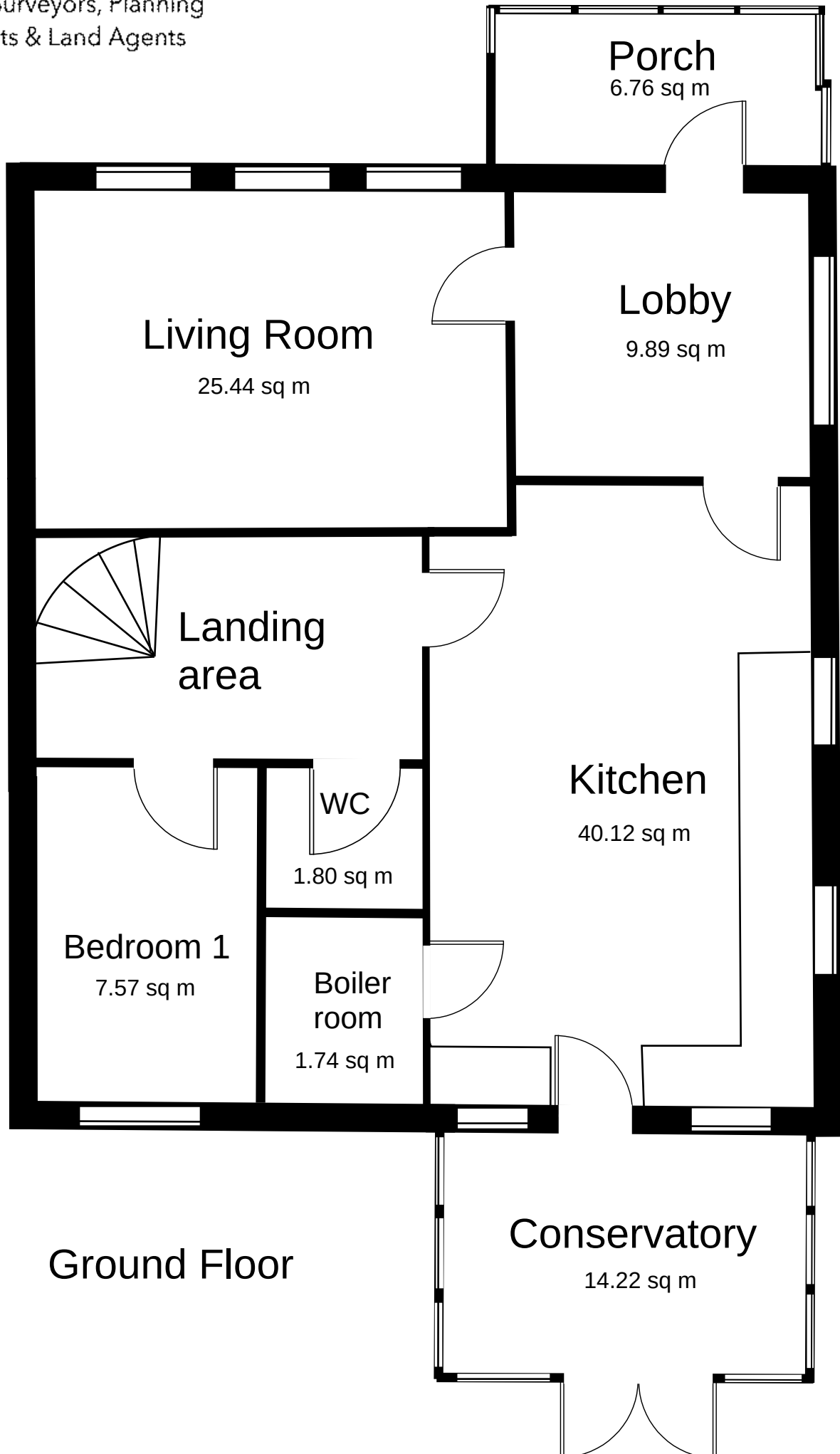
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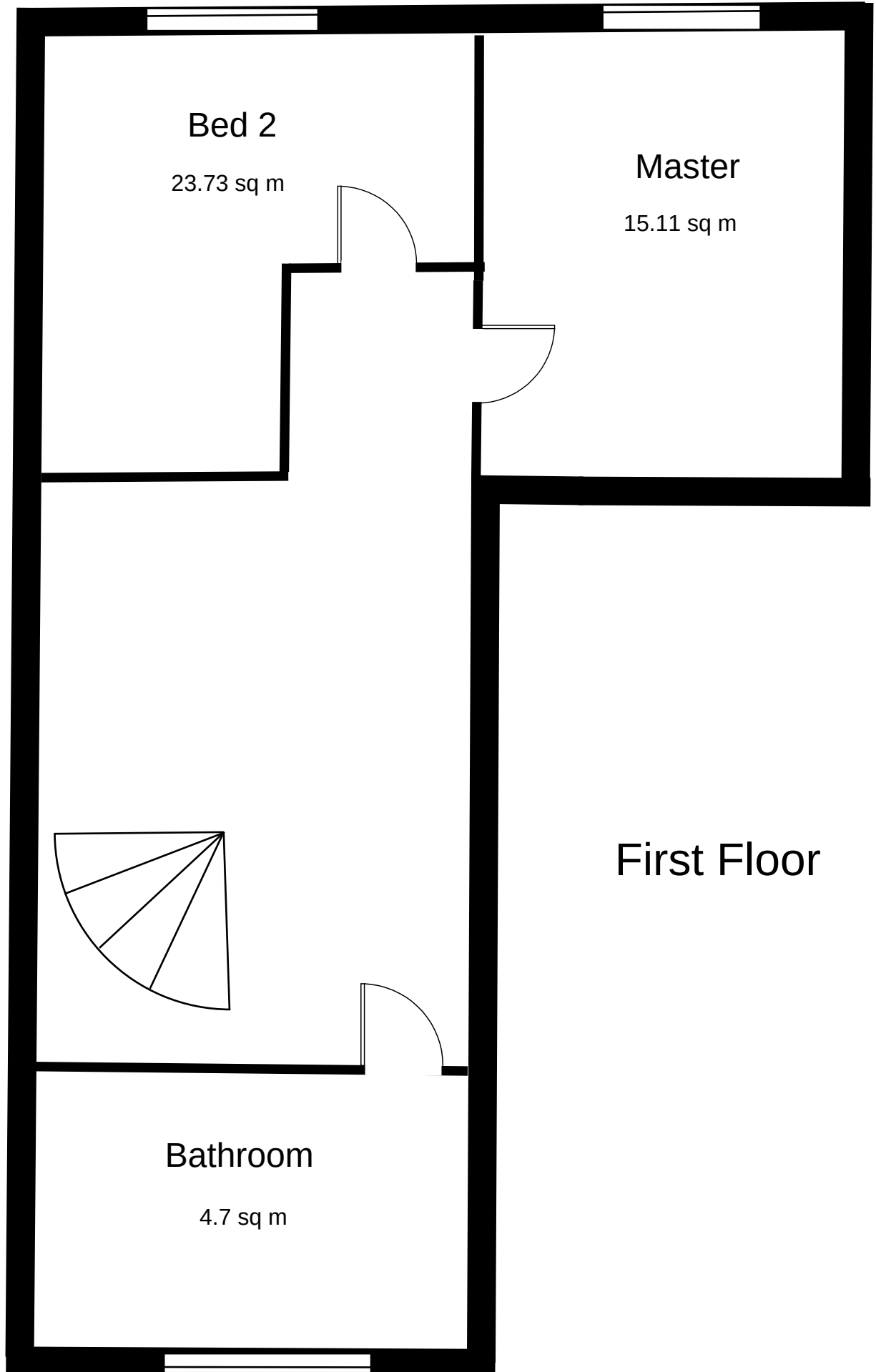
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Ground Floor





Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
344066/416451

Scale
1:2500

Created
23 Dec 2024 10:47

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m