

For Sale By Private Treaty

'Mea' 65 The Marshes Lane, Mere Brow, Preston  
PR4 6JR



**P Wilson & Company**  
*Chartered Surveyors*



**A three bedroom detached bungalow, subject to an Agricultural Occupancy Condition, situated in the village of Mere Brow. The Agricultural Occupancy Condition requires that the occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in agriculture, or in forestry, dependents residing with or a widow/widower of such a person, or a person employed before retirement on the holding of which the dwelling forms part (see planning section overleaf).**



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## Directions

From the A565 Southport New Road heading West towards Southport, turn left at the roundabout onto The Gravel and proceed into the centre of Mere Brow, follow the road round to the right, until it changes to The Marshes Lane. The property can be found on the left-hand side, identified by the agent's sale board.

## Location

The property is located in the village of Mere Brow in West Lancashire and is readily accessible from the A565 providing good connectivity to Preston and Southport, and with easy access to the A59 providing links to Liverpool and surrounding areas. Mere Brow benefits from a pub and range of village amenities.

## Description

The bungalow is a good size, with a generous garden to the front, and ample parking and hardstanding for several cars. Internally the property briefly comprises three bedrooms and two reception rooms with additional amenities such as large double garage and utility room.

## Bungalow

A true bungalow of brick under tile construction, comprising internally:

Entrance Hall

Inner Hallway

With storage, airing cupboard, and loft access hatch.

Lounge

Family lounge with feature fireplace.

Dining Room

With potential to alternatively create a fourth bedroom.

Rear Hallway

Kitchen

Fully fitted kitchen with a range of wall and base units, with inset sink and drainer, double oven, and ample space for kitchen table.

Utility Room

With a range of base units and contrasting work surfaces, with inset sink and drainer.

Rear Porch

Bedroom 1

Master bedroom with range of fitted wardrobes and built in vanity unit.

Bedroom 2

With door to ensuite WC.

Ensuite WC

With WC and wash hand basin.

Bedroom 3/Snug

Internal window to utility room and door leading to ensuite shower room.

En-suite Shower Room

Three piece suite comprising, shower WC, and vanity wash hand basin, with built in storage cupboard and fully tiled walls.

Family Bathroom

With part tiled walls with three piece suite comprising WC, wash hand basin, and bath.

Garage

The property benefits from an integral double garage with electric up and over door, and substantial built in storage. A small range of base units with inset sink and drainer with plumbing for washing machine, and spaces for tumble dryer and fridge freezer.

Boiler Room/WC

The boiler room is accessed externally at the side of the property and houses the boiler. The room also contains a WC and wash hand basin.

## Outside

The property benefits from a good size front garden, driveway, and rear yard. There is access to the integral garage via the driveway. The property also includes a corner summer house that benefits from power and lighting. The front garden is laid to lawn with mature planted borders with pathway leading around the bungalow.

## Agricultural Occupancy Condition

The property is subject to Condition No.3 of Planning Consent 8/77/59 which states that *"the occupation of the dwelling shall be limited to a person solely or mainly employed, in the locality, in agriculture as defined in Section 290(1) of The Town & Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person, or a person last employed before retirement on the holding of which the dwelling hereby approved forms part."*

Prospective purchasers will need to demonstrate that they fully comply with this Agricultural Occupancy Condition before any offer would be considered and reported to the vendors.

### Tenure

The property is offered freehold with vacant possession.

### Services

The property benefits from mains water, electricity, drainage, and gas. The property has mains gas fired central heating.

### Rights of Way, Easements and Wayleaves

The property is sold with the benefit of, and subject to, all existing rights of way, easements, wayleaves and the like.

### Method of Sale

For sale by private treaty.

### Viewing

Strictly by appointment to be arranged through P Wilson & Company.

### Health & 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 P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.

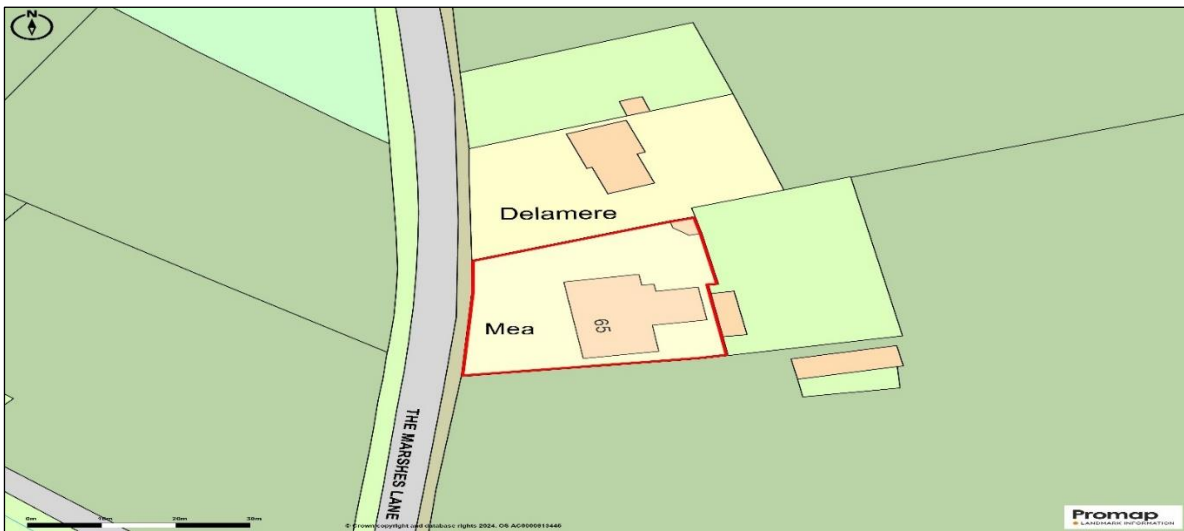
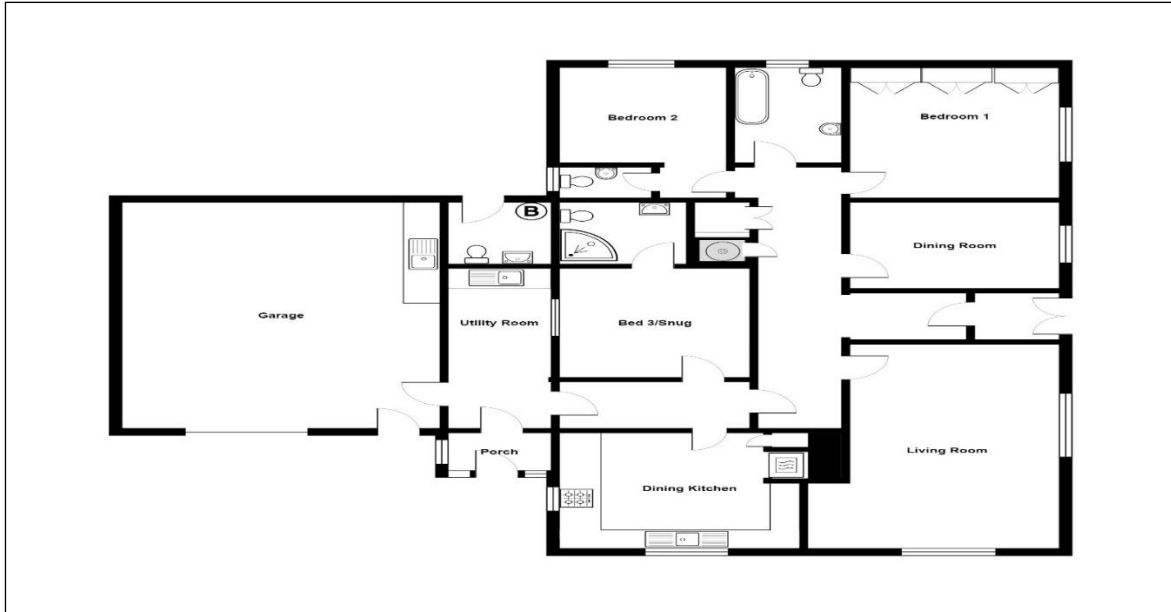
### Guide Price

£350,000.

### Enquiries

All enquiries should be directed to Leah Halik [leah.halik@pwcsurveyors.co.uk](mailto:leah.halik@pwcsurveyors.co.uk) or Edward Gammell [edward.gammell@pwcsurveyors.co.uk](mailto:edward.gammell@pwcsurveyors.co.uk) or 01772 882277.





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**Plans**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		