

For Sale by Private Treaty

Woodview Bungalow, Wood Lane, Mawdesley,
Ormskirk L40 2RL



P Wilson & Company
Chartered Surveyors



A two bedroom detached bungalow subject to an Agricultural Occupancy Condition situated close to the village of Mawdesley. The Agricultural Occupancy Condition requires that the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, or in forestry, or a dependent of such a person residing with him (but including a widow or widower of such a person). See further information in the planning section overleaf.



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Directions

From the centre of Mawdesley, head north east on New Street. After some 0.2 miles continue onto Hall Lane. Continue on Hall Lane for approximately 0.5 miles and continue onto Blue Stone Lane. After 0.7 miles turn left onto Nook Street. Continue on Nook Lane for 0.5 miles and at the end of the tarmac road, turn right and continue for approximately 100 metres with the property being located on the left hand side indicated by the agent's sale board.

Location

The property is located close to the village of Mawdesley. Mawdesley has the benefit of a range of village facilities including shop, pub, post office and 2no. primary schools. It is located within easy commuting distance of Preston, Leyland, Wigan and Ormskirk, with access to the national motorway network via Junction 27 of the M6 located some 6 miles to the south east.

Description

A comfortable true bungalow of brick under tile construction, with garage, and garden.

Accommodation

The bungalow comprises:

Entrance Hall.

Living Room (4.19m x 5.23m) with multi-fuel burner fireplace, two windows side and front.

Dining Room (4.21m x 3.04m) with French doors to the garden, one side window, laminate floor.

Kitchen (4.40m x 3.04m) fully fitted modern kitchen with a range of high and low level fitted units, with inset stainless steel sink and drainer, electric oven, electric hob, cooker hood, integrated fridge freezer, and plumbed for a washing machine, window to rear, tiled floor.

Rear Hallway with airing cupboard.

Family Bathroom with low level WC, pedestal wash hand basin, panel bath and corner shower unit, tiled floor, two windows.

Master Bedroom (4.22m x 3.65m) with built-in cupboard, window to front.

Bedroom 2 (2.98m (max) x 4.22m (max)), window to front.

Conservatory/Rear Hall, tiled floor, door to garden.

Garage

The property benefits from an integral garage (3.24m x 7.37m) with electric up and over garage door. The garage contains the oil fired boiler.

Outside

To the side of the property is a metalled driveway leading to the garage. To the front, side and rear of the property are lawned garden areas with mature planted borders.

Agricultural Occupancy Condition

The property is subject to Condition No.2 of planning consent 9/81/91 which states that *"the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290 (1) of The Town & Country Planning Act 1971, or forestry, or a dependent of such a person residing with him (but including a widow or widower of such a person)."*

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

Tenure

The property is offered freehold with vacant possession. The boundaries of the property to be sold are shown edged red on the plan at the rear of these particulars.

Services

The property benefits from mains water and electricity. Drainage is to a private system. The property has oil fired central heating. The property also has roof mounted solar PV panels.

Rights of Way, Easements & Wayleaves

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

Method of Sale

The subject property is offered for sale by private treaty.

Viewings

Viewings are 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 healthy & safety procedures. The vendors for themselves and P Wilson & Company LLP as their agents accept no liability for any health & safety issues arising out of viewing the property.

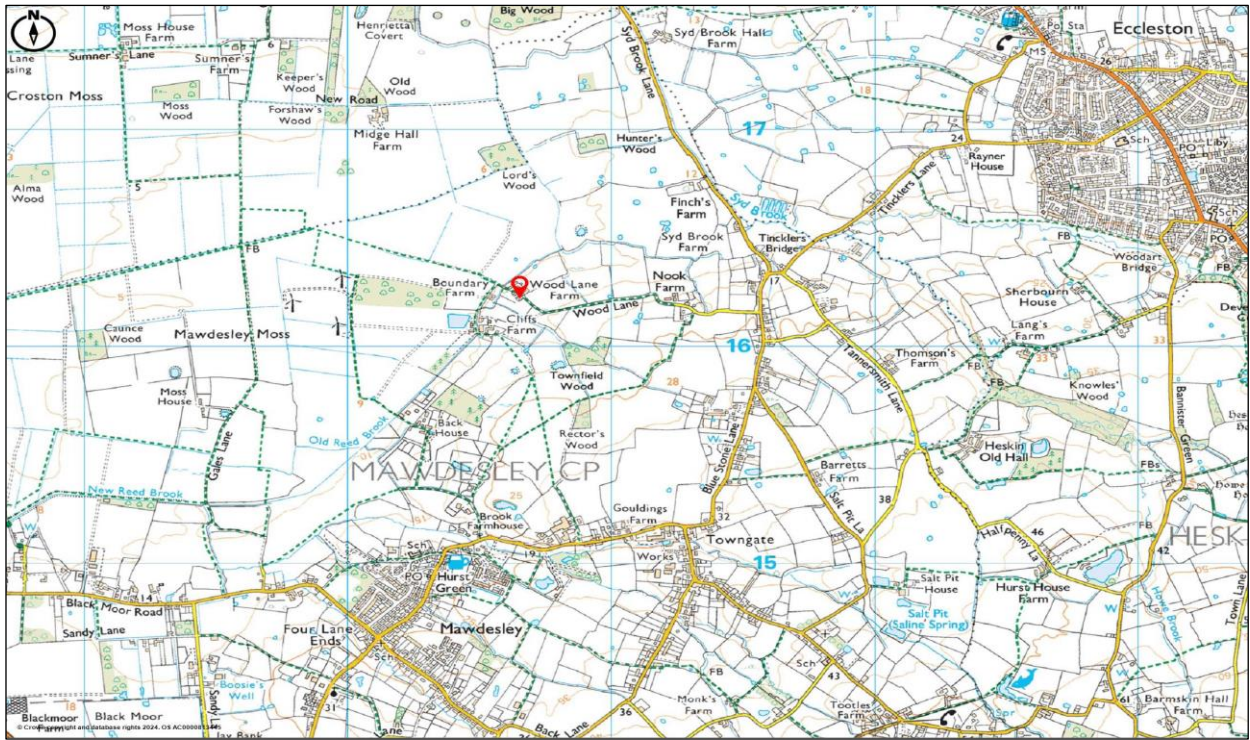
Guide Price

£265,000.

Enquiries

All enquiries should be directed to Leah Halik or Edward Gammell. Email: leah.halik@pwcsurveyors.co.uk, edward.gammell@pwcsurveyors.co.uk.
Tel: 01772 882277.





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- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- [b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
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Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC