



# Robin Hood Cottage

Blue Stone Lane, Mawdesley, Ormskirk, L40 2RG



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







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Guide Price: Offers in the region of £570,000 are invited for the whole or £450,000 for Lot 1 and £120,000 for Lot 2

The opportunity to acquire an outstanding six bedroom detached farmhouse with outbuildings and 6.6 acres of agricultural grassland situated on the outskirts of the rural village of Mawdesley. The property is offered for sale either as a whole or in two separate lots. Lot 1 benefits from planning approval (Permission in Principle) for the construction of a single dwelling, following the demolition of the existing farmhouse and associated buildings.

## Description

The property is 7.1 acres in total, split into two separate lots. Lot 1 comprises a six-bedroom detached farmhouse with garage, greenhouse and two brick built buildings used for storage and kennels, edged red on the plan at the rear of these particulars. Lot 2 includes 6.6 acres of agricultural grassland, edged blue on the plan.

The property is offered for sale with the benefit of a Permission in Principle on Lot 1 for the demolition of the existing farmhouse and buildings, to allow the erection of one dwelling.

## Directions

Travelling south through Eccleston, turn right onto Doctors Lane, and continue onto Tinklers Lane. Continue on Tinklers Lane, and the property is on the left opposite Nook Lane.



# Particulars of sale

## Lot 1- Robin Hood Cottage

### Ground Floor

#### Porch

With tiled floor and single glazed window to front and side, with access to kitchen

#### Kitchen (7.8m x 2.8m)

With a range of wall and base units and inset sink and drainer and aga. With space for dishwasher, plumbing for washing machine, two single glazed windows to side and rear and access to larder and understairs.

#### Larder (3.6m x 5.2m)

Larder with fitted shelves and single glazed window to side.

#### Understairs storage cupboard

#### Hallway

Access to kitchen, sunroom, WC and living room.

#### Rear Porch

With door leading to the rear garden

#### Sunroom/Dining room (4.5m x 3.7m)

Sunroom with single glazed windows to side and rear.

#### WC (3.0m x 0.8m)

WC with wash hand basin and single glazed window to side.

#### Living Room (3.7m x 4.9m max)

Well-proportioned living room with feature fireplace, fitted cupboards, radiator and single glazed windows to front and side.

#### Snug (3.5m x 3.2m max)

With feature fireplace, fitted cupboards and single glazed window to front.

### First Floor

#### Landing

Access to all first-floor rooms

#### Master Bedroom (3.8m x 4.5m)

Master bedroom with fitted wardrobes, radiator and two single glazed windows to side and rear.

#### Bedroom 2 (2.9m x 3.8m)

The second bedroom has a fitted wardrobe, wash hand basin and single glazed window to side.

#### Bedroom 3 (3.8m x 2.8m)

The third bedroom has fireplace, fitted shelves, wash hand basin, and single glazed window to front.

#### Bedroom 4 (3.6m x 2.7m)

The fourth bedroom has fireplace and one single glazed window to the front.

#### Bedroom 5 (2.7m x 2.8m)

The fifth bedroom has fireplace, wash hand basin and single glazed window to side.

#### Bedroom 6 (2.1m x 2.5m)

Single bedroom with single glazed window to side.

#### Family Bathroom (2.7m x 2.8m)

The family bathroom has a three-piece suite comprising wash hand basin, WC, and bath with shower over, with cylinder cupboard and a single glazed window to side.

### External

#### Gardens/Yard Area

To the front side and rear there are gardens mostly laid to lawn with shrubs and trees, with garage, greenhouse, and two brick buildings used for kennels and storage.

### Buildings

Brick under slate building with attached kennel block, cobbled floor with two windows to the front and side. Approx. 63.6sqm

Brick under slate building with four kennels, breeze block construction, monopitch slate roof and two windows to the front. Approx. 21.5sqm

Garage approx. 35.9sqm

### Services

The property has the benefit of gas central heating, mains electric and mains water. Please note there is no warranty given in respect of services.

### Lot 2

Lot 2 comprises 6.6 acres of agricultural grassland land currently used for grazing, with access direct off Tannersmith Lane. The land is shown as being Grade 3 on the Agricultural Land Classification Map.

### Tenure

The property is offered freehold, with vacant possession on completion.

### Planning

The property is offered for sale with the benefit of planning approval (Permission in Principle) under reference 24/00534/PIP granted by Chorley Borough Council on the 12<sup>th</sup> August 2024.

The Permission in Principle allows (subject to the submission of the approval of the technical detail consent application) the development of 1 dwelling following the demolition of the existing dwelling and buildings.

### Rights of Way, Easements & Wayleaves

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

### Guide Price

Offers in the region of £570,000 are invited for the whole or £450,000 for Lot 1 and £120,000 for Lot 2.

### Method of Sale & Enquiries

The subject property is offered for sale by private treaty. All enquiries should be directed to Andrew Coney on 01772 882277 [Andrew.Coney@pwcsurveyors.co.uk](mailto:Andrew.Coney@pwcsurveyors.co.uk) and Millie Metcalfe on 01772 882277. [Millie.metcalfe@pwcsurveyors.co.uk](mailto:Millie.metcalfe@pwcsurveyors.co.uk)

### Viewings

Viewings are strictly by appointment through the sole selling agent.

### Health & Safety

~~Prospective purchasers are reminded that they view~~ The property at their own risk and that neither the vendor nor P Wilson & Company offer any warranty in respect of the safety of the land, and prospective purchasers should take all reasonable precautions when viewing the property.

### Plans

All the plans included in these particulars, and attached thereto, have been reduced from their original size. Therefore, none are to scale and are for identification purposes only.

Please Note:

**Misrepresentation Act 1967**

**Consumer Protection from Unfair Trading Regulations 2008**

**Business protection from Misleading Advertising Regulations 2008**

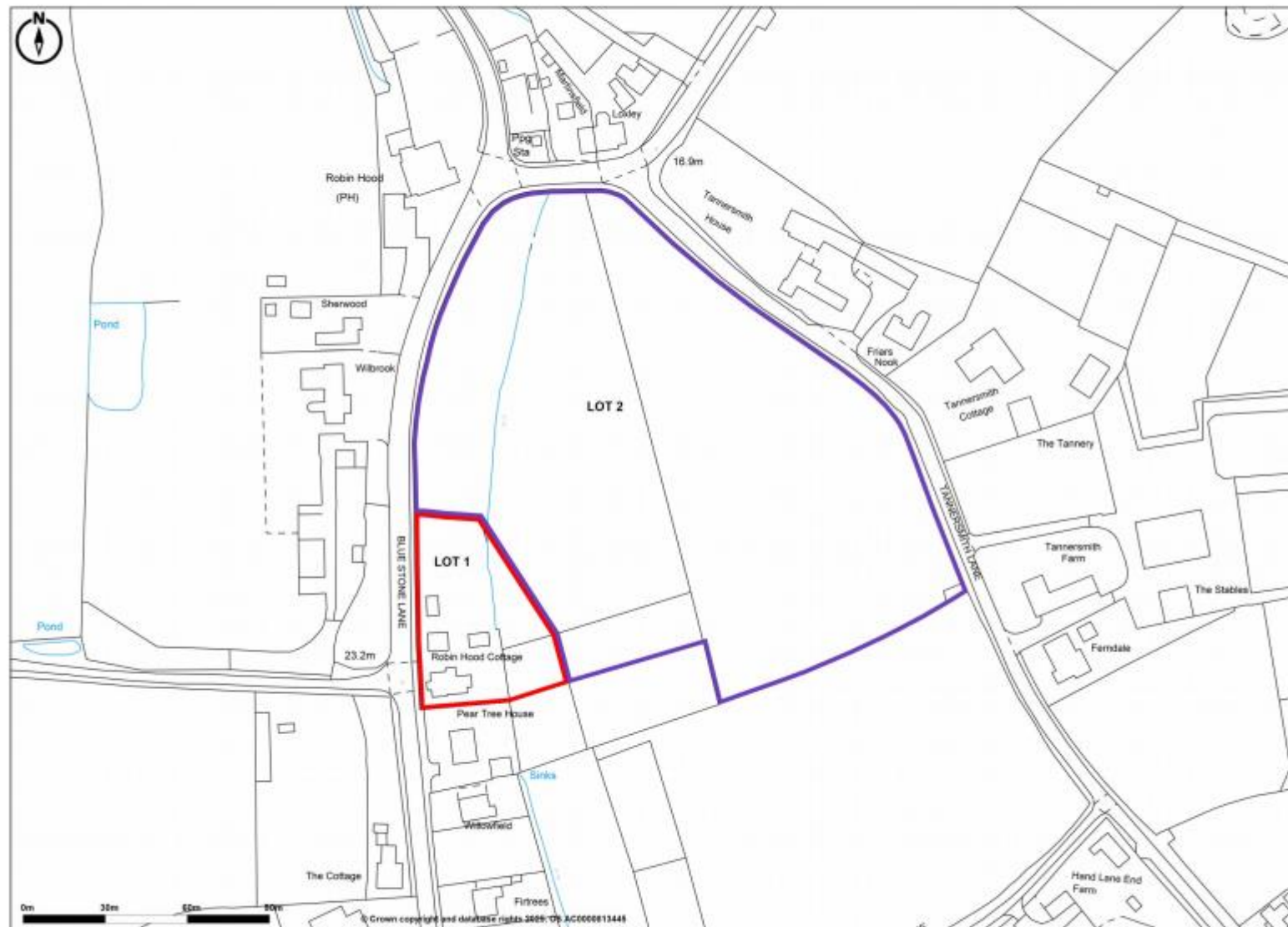
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For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.

# Sale Plan







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





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