

For Sale By Private Treaty

Ash Grove
Ulnes Walton Lane
Ulnes Walton
Leyland
PR26 8LT



P Wilson & Company
Chartered Surveyors



A unique opportunity to acquire a detached 2 bedroom bungalow with outbuildings and 2 acres of grassland, in all set in 2.4 acres or thereabouts, in the rural village of Ulnes Walton. Offered as a whole, the property benefits from Permission in Principle to replace the existing dwelling, giving buyers flexibility to renovate and extend the existing bungalow or build their dream family home.



: 01772 882277

Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA
e: preston@pwcsurveyors.co.uk
www.pwcsurveyors.co.uk



Directions

From the centre of Croston head south east on Highfield Road and turn right at the junction onto Southport Road. Take the next left onto Ulmes Walton Lane. Travel north on Ulmes Walton Lane for approx. 600m and the property is on the right clearly marked by the sole selling agent's sale board.

Location

The property is located in the rural village of Ulmes Walton in Central Lancashire and provides good connectivity to Preston or Southport and surrounding areas. Ulmes Walton Village benefits from a good range of local shops and amenities.

Description

Ash Grove comprises a two-bedroom detached bungalow with outbuildings and 2 acres of grassland, in all set in 2.4 acres or thereabouts. The property is offered for sale with the benefit of a Permission in Principle for the demolition of the existing house and buildings and the construction of a substantial replacement dwelling with 5 bedrooms.

Bungalow

A 2 bedroom bungalow set in a generous plot that offers the following accommodation -

Front porch

With access to inner hallway

Inner hallway

Kitchen (3.7m x 2.9m)

With a range of wall and base units, oven and hob, and window to rear.

Living Room (4.5m x 4.6m)

With feature fireplace and double glazed window to front.

Bedroom 1 (3.3m x 2.7m)

With two single glazed windows to side and rear.

Bedroom 2 (4.3m x 3.4m)

With two double glazed windows to front and side.

Bathroom

3 piece suite comprising WC, bath and wash hand basin

Sunroom (3.3m x 2.9m)

With back door and windows to side and rear.

Reception Room (4.8m x 2.7m)

Window to front and sink area.

Outside

The property benefits from gardens to the front, side and rear with hedgerow borders.

Land

2 acres of grassland with gated access via the rear of the property. Ideal for hobby farmers or equestrian use subject to the necessary consents.

Services

The property has the benefit of mains water and electricity, and septic tank.

Tenure

The property is offered freehold with vacant possession.

Planning

The property is offered for sale with the benefit of planning approval (Permission in Principle) under reference 24/00742/PIP granted by Chorley Borough Council on the 4th October 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 dwellinghouse and outbuildings.

Rights of Way, Easements and Wayleaves

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

Method of Sale & Enquiries

The subject property is offered for sale by private treaty. All enquiries should be directed to Leah Halik on 01772 882277 leah.halik@pwcsurveyors.co.uk

Viewing

Viewings are strictly by appointment through the sole selling agent.

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

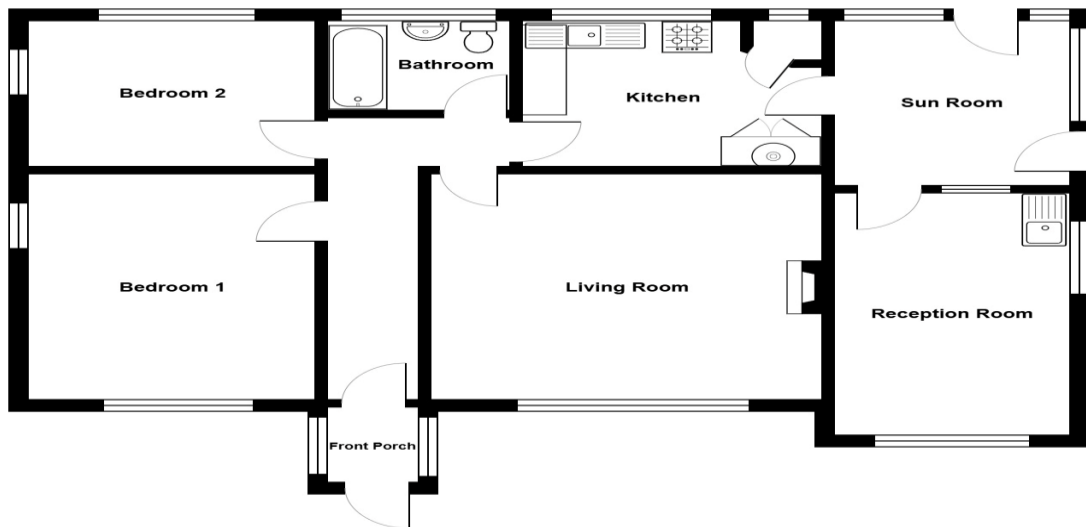
Offers in excess of £500,000.





Promap
LANDMARK INFORMATION

© Crown copyright and database rights 2025, OS AC0000013445
Printed Scale - 1:1250, Paper Size - A4



misrepresentations act 1967
consumer protection from unfair trading regulations 2008
business protection from misleading advertising regulations 2008

P Wilson & Company LLP for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

[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;

[c] No person in the employment of P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

Plans

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		