



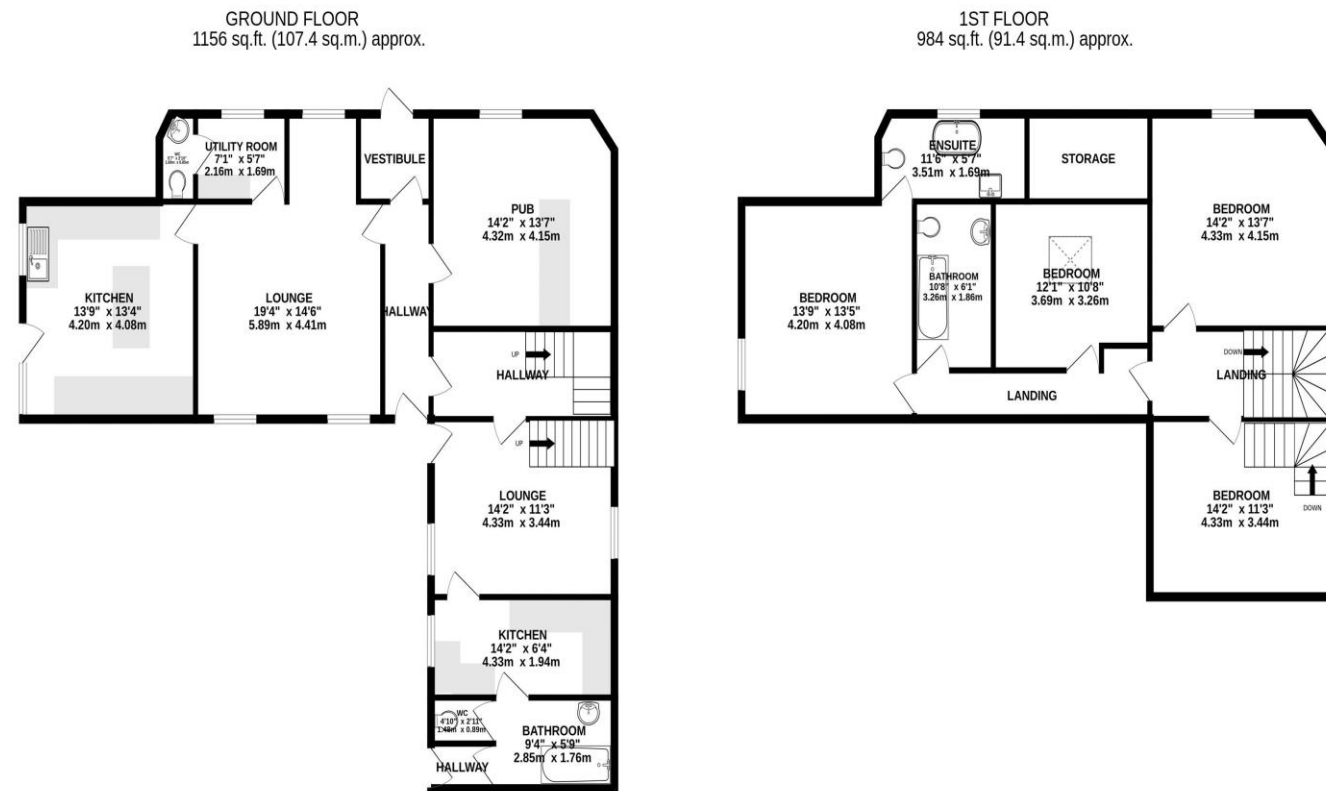
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 2140 sq.ft. (198.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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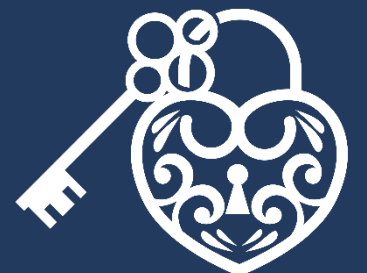
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Asking Price: £1,000,000

Address on request

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Discreet Listing – Exceptional Multi-Use Property with Income & Development Potential

This rare and versatile multi-use site offers a wealth of opportunities for residential, commercial, and equestrian use. The existing residence is a substantial Grade II listed farmhouse, extensively renovated and restored, currently accompanied by an attached independent annexe which is successfully rented out and generating income. The site further benefits from full planning consent for the development of three individual homes, set around an attractive courtyard-style layout. Each proposed dwelling features open-plan living spaces and a double garage, making the development ideal for resale, multi-generational living, or an investment portfolio.

- The property also incorporates a fully operational livery yard and equestrian business, comprising:
 - 23 stables plus a field shelter
 - A 50m x 40m menage, fully floodlit and finished with a fibre/rubber/sand surface
 - Approximately 6 acres, divided into five well-arranged paddocks

Direct access from the main road for ease of transport and horsebox delivery.

Additional on-site assets include a static caravan, currently occupied and included in the sale, plus a retail unit with planning consent, offering an additional income stream and business opportunity.

Beautifully positioned in a rural setting overlooking open fields, the property enjoys a peaceful yet convenient location, lying equidistant between Standish and Coppull, providing excellent accessibility and strong local demand for all aspects of the site's current and future use.

For full and confidential details, please contact the office on 01257 422228.

