



Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



Tenure: We are advised by our client that the property is Freehold

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.

Arnold & Phillips are pleased to bring to market a unique opportunity to acquire a parcel of land (0.95 acre) with full-planning permission granted to develop a detached three-bedroom contemporary bungalow, residing within a private plot along the semi-rural Liverpool Road in Rufford, West Lancs.

Seldom does a plot of this magnitude and scope come to market, with a unique opportunity arising for the prospective buyer to acquire the ability to construct as contemporary detached bungalow which would extend to around 2,000 square feet, whilst also further retaining permitted development rights for the plot.

Sited along the highly sought after Liverpool Road in Rufford, this special proposition would afford prospective buyers the ability to develop a large three-bedroom bungalow, providing three large double bedrooms, all of which enjoy lavish bathroom facilities, with the main bedroom designed with a walk-in wardrobe and adjoining sitting area. Both central bedrooms extend out onto a patio terrace which would overlook the established rear land beyond. The main living area enjoys a generous open-plan design and provides scope for a fully fitted contemporary kitchen with adjoining utility room, central feature island, ample dining area and a lavish living area which would be centred around a modern feature fireplace and bathed in natural light via sliding patio doors. Further proposed is a detached garage, ample off-road parking and private access.

This unique opportunity provides the ability to curate a luxury bungalow nestled within the heart of Rufford Village which provides superb transport and commuter links facilitated via the nearby rail station, alongside a range of local village amenities.

Further information can be obtained via the West Lancs planning portal: Ref. No: 2021/0965/FUL.

