

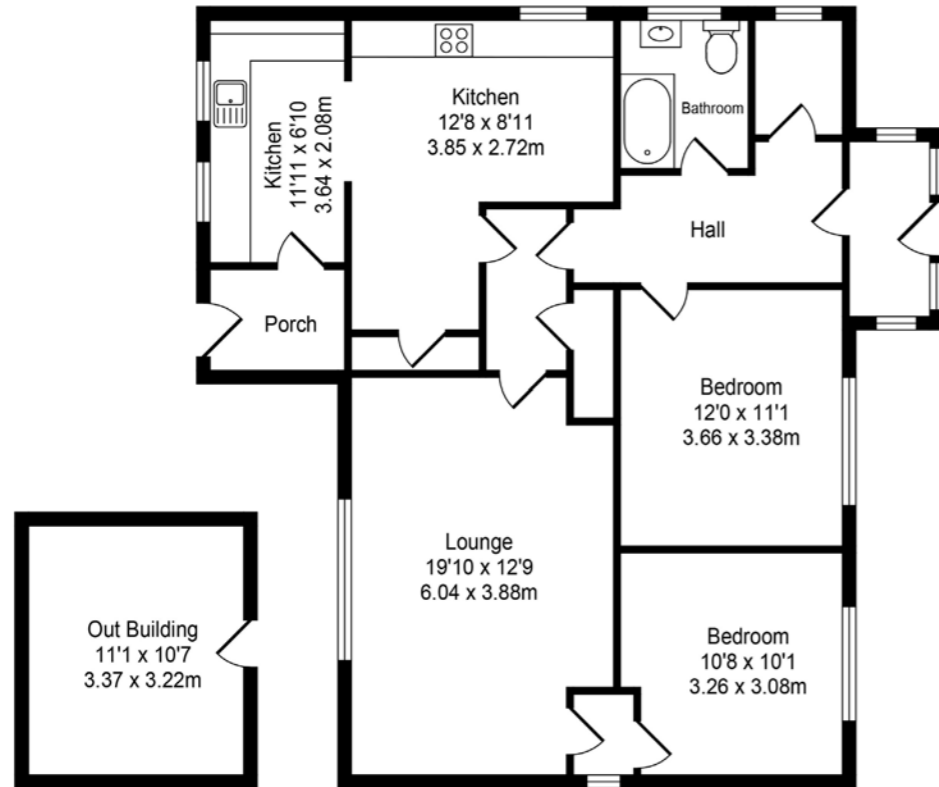


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1161 Sq.ft. (107.90 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 127 Sq.Ft (11.84 Sq.M.)

Approx. Floor Area 1034 Sq.Ft (96.06 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: D

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](http://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 and Phillips are delighted to offer for sale this 2-bedroom detached true bungalow, centrally located on a generous plot, brimming with untapped potential. With various options ranging from a simple refresh and upgrade to a complete remodelling and extension, or even the addition of another floor, this property holds boundless possibilities for transforming it into a larger family home.

Moreover, the property previously obtained planning approval for the construction of two new 4-bedroom houses. Although this approval has lapsed, it is important to note that a new application will still align with current policy if resubmitted. Furthermore, this expansive plot also allows for alternative schemes, including the creation of a larger single dwelling.

Boasting an impressive 1161 square feet, this property offers ample space for customisation and personalisation. With minor cosmetic upgrades, it has the potential to become a truly lovely home. The floor plan itself offers great flexibility, featuring a reception hallway that leads to a spacious 240 sq ft lounge with aspects of the rear gardens. The kitchen provides plenty of room for dining, and there are two well-proportioned bedrooms, a bathroom, and abundant storage space throughout.

Nestled within this particularly generous plot, the property ensures utmost privacy, surrounded by mature borders, extensive lawns, paved patio areas, and a brick-built storage shed. Additionally, ample driveway parking is available. The property is being offered with vacant possession and is equipped with both gas central heating and double glazing.

Lydiate is a charming village which offers a delightful blend of countryside living and convenient amenities. With excellent transport links, residents can easily commute to Liverpool, making it an ideal location for professionals and families alike. The village is home to top-rated schools, ensuring quality education for children and its close-knit community fosters a strong sense of village life, with regular community events and a warm, welcoming atmosphere. Surrounded by picturesque landscapes, residents can enjoy the tranquillity of rural living while still having access to essential facilities, creating a perfect balance between peaceful retreat and modern convenience.

The bungalow presents an exceptional opportunity for those seeking a property with immense future potential in a first class location. Don't miss out on the chance to create your dream home or explore alternative development projects on this fabulous plot. Contact us today to arrange a viewing and discover the possibilities that await.



<b>PLANNING</b>	
9 Lamshear Lane, Lydiate	
0207460	
Existing Plans & Elevations	
04	11 0204



Proposed front view



Proposed rear view

9 Lamshear Lane, Lydiate	
Sketch Proposal	
Extension of existing property	
24/079	SK01









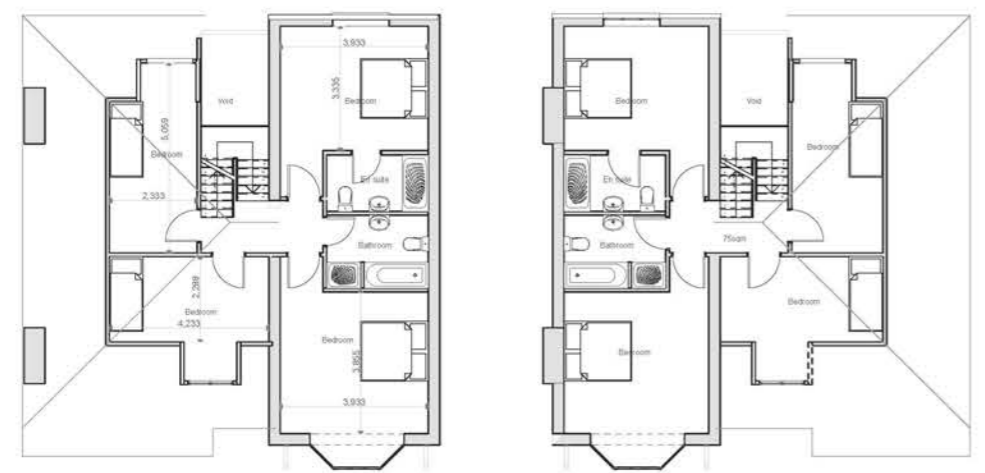
Proposed Front/South Elevation



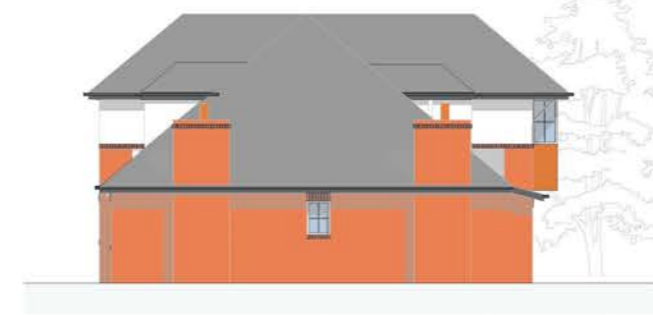
Proposed Rear/ North Elevation



Plot 1 East Elevation



First floor Plan 1:100



Plot 1 West Elevation



Plot 2 West Elevation



Ground floor Plan 1:100



Plot 2 East Elevation



Ground floor Plan 1:200

Rev	Description	Date
01	Issue for Planning	10/10/2023
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<p><b>PLANNING</b></p>		
<p>9 Lamshear Lane, Lydiate</p>		
<p>0207400</p>		
<p>Proposed Plans and Elevations</p>		