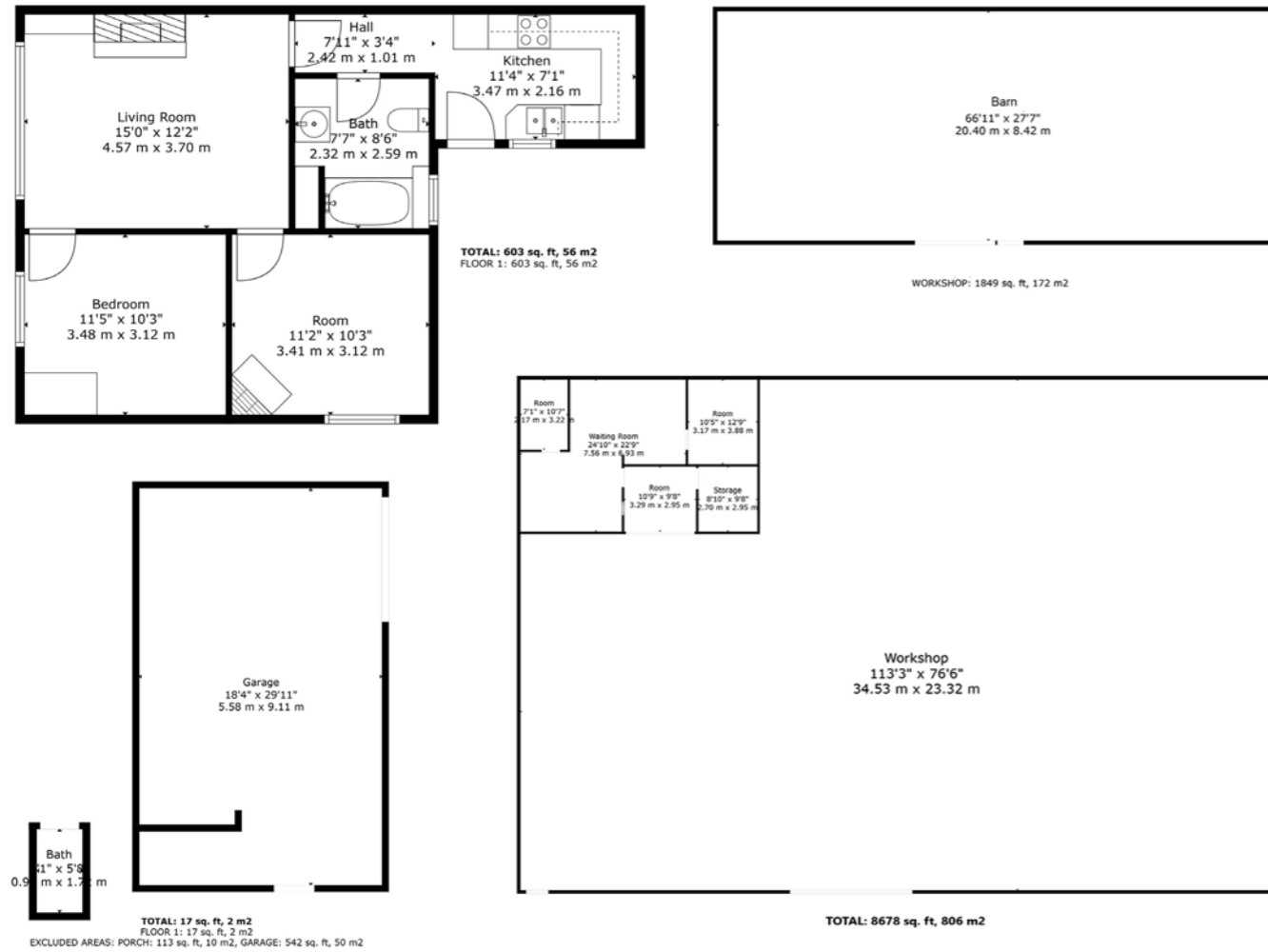




Southport: 01704 778668 Parbold: 01257 442789
 Ormskirk: 01695 570102 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS



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

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.

THE LUXURY PROPERTY SPECIALISTS

Old Hollow Lane, Banks
 Asking Price £795,000



We are pleased to present an exceptional opportunity to acquire this delightful two bedroom cottage with beautiful gardens and various outbuildings for commercial use and/or potential development. Situated in an idyllic location on the fringes of Natural England's Ribble estuary nature reserve and just over a mile from Banks village centre, the sale offers immense possibilities for residential, commercial, or mixed-use development, subject to obtaining all necessary permissions.

Spanning approximately 0.85 hectares (2 acres) or thereabouts, the site encompasses the existing residential cottage, along with a collection of outbuildings and associated land including a large service yard and beautiful gardens with a lake and a brick built summerhouse. The outbuildings include a 540 sq ft garage, an 8500 sq ft barn with office space, breakout area and storage rooms and a further detached barn with a total of 1850 square feet.

The cottage offers very well presented living space covering over 600 square feet with accommodation highlights including an entrance hallway, lounge with cosy wood burning stove, a quality fitted kitchen with an array of wall and base units, ample workspace and integrated appliances, two lovely bedrooms and a stylish modern bathroom finished in classic white and comprising low level wc, pedestal wash hand basin and a panelled bath with shower over.

The cottage has in recent times been successful holiday let and the sale offers a fabulous opportunity for continued commercial use. The outbuildings have more recently been utilised for agricultural and commercial storage and they present an exciting canvas for creative development plans with potential for various schemes, including residential, commercial, or a combination of both, contingent upon the appropriate consents being obtained. This flexibility opens up opportunities for local and mid-sized developers to explore and capitalise on the site's potential.

Nestled gracefully on the edge of the marine conservation zone, this remarkable property enjoys an enviable location that is nothing short of a wildlife haven. The captivating gardens of the home effortlessly embrace the breath taking landscape and immerse you in its unique habitat with a natural lake and swathes of well kept lawns. The summerhouse offers a wonderful escape from the hustle and bustle of everyday life and the adjacent patio area is perfect for outdoor dining and entertaining.

The surrounding landscape is characterised by gentle saltwater currents and vast stretches of sand and mudflats. For those with a deep appreciation for the outdoors the property offers an unparalleled opportunity to reside amidst one of the UK's most important wetland sites where an ever-changing tableau of wildlife graces your doorstep, and becomes an integral part of your everyday life.

This is a rare opportunity in a highly sought-after location and the significance and desirability of this site for those seeking to embark on a development venture with excellent prospects, securing this site could be the key to unlocking a successful and rewarding project. We highly recommend exploring this exceptional opportunity further and would note that interested parties are advised to conduct their own due diligence and seek appropriate professional advice regarding planning permissions and development potential.





KEY FEATURES

Delightful Two-Bedroom Cottage

Circa 603 Square Feet

Quality Fitted Kitchen & Cosy Lounge

Approximately 2-Acre Plot

Various Outbuildings for Commercial Use/Potential Development

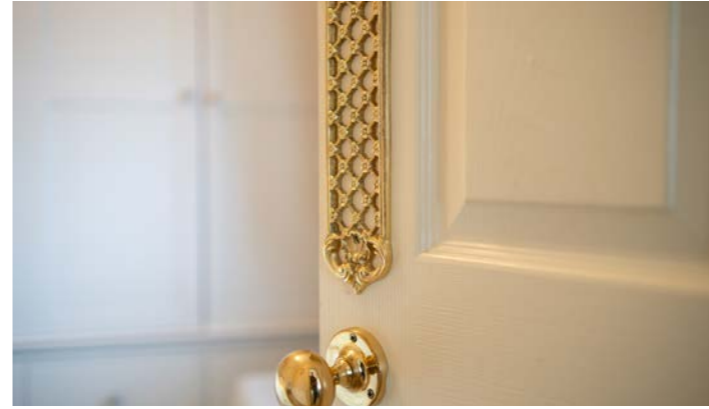
8500 Sq. Ft Barn & 540 Sq. Ft Garage

Beautiful Gardens with a Lake and Summer House

Sought- After Location









THE LUXURY PROPERTY SPECIALISTS

Old Hollow Lane, Banks

A&P