



Maria B Evans Estate Agents Limited

Derby House, Ash Brow, Newburgh, WN8 7NF

Price on application



- **UNIQUE INVESTMENT OPPORTUNITY**
- A purpose-built block of four apartments
- Two mews cottages both two bedrooms
- Tenants currently in situ in each unit
- Land to rear with manege and outbuildings
- Land measuring approximately 1.85 acres
- To be sold as one investment site
- Consistent historic tenancy reliability
- Excellent location for commuter routes

Maria B Evans are delighted to be able to offer for sale, to a discerning buyer, a superb and unique investment opportunity. The properties on offer as a whole comprise Derby House, Derby Cottage and The Saddlery and have each been successfully rented through our lettings department for a number of years and continue to be so. In addition, to the rear of The Saddlery are a selection of outbuildings, and equestrian facilities to include a rubber manege. The properties have a shared highway access and shared garden/parking areas.

The properties concerned in this unique business opportunity are located in the ever-popular village of Newburgh which has won several Local Authority awards for the prettiest village green. Newburgh has a village post office with café, a further artisan store with eatery above, an historic church and associated village primary school. It lies which is within easy reach of the M6, M58, Ormskirk, Liverpool, and several surrounding villages including Parbold which is just a ten-minute walk and has a range of village stores, a library, renowned local schools, superb canal and river walks and a train station on the Southport to Manchester line.

The properties comprise of two mews cottages and a block encompassing four individual apartments, each unit is described below. All of the properties share the driveway access, parking area and gardens.

Derby House is a pretty two-bedroom, mews cottage also dating back to the 1600's and located behind the above cottage in the heart of Newburgh. The property retains many original character features including exposed beams and comprises of a small sun room, two good-sized reception rooms with original fireplaces, a modern fitted kitchen, two large double bedrooms and one family bathroom.



Derby House Farm Cottage is a large and pretty, two-bedroom mews cottage dating back to the 1600's. The property retains many character features included original exposed beams, has two reception rooms - one having the original stone fireplace, two double bedrooms - one with walk-in wardrobe, and a family bathroom.



The Saddlery is a large barn conversion comprising four self-contained apartments, two ground floor and two first floor. Each apartment comprises a lounge – two with French windows to the garden and two with Juliet balcony's overlooking the communal gardens. Also included is a well-appointed kitchen with dining area off, two double bedrooms fitted with wardrobes and a bathroom.



Each of the properties is double glazed and warmed by gas central heating.

The additional land lies to the side of the apartments has an access road leading to a various selection of outbuildings, a rubber manege, stables and a turn-out paddock - in total measuring approximately 1.85 acres.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold.

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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