



Maria B Evans Estate Agents Limited

Owens Farm, Broad Lane, Aughton L39 7HS

Offers in the region of £500,000



- Excellent development opportunity in an idyllic rural setting
- Brick-built barn with planning permission for three dwellings
- Dwelling one and two to be a three-bedroom mews property
- Serviced by with two parking spaces to each property
- Enjoying a kitchen-dining space and separate living area
- Ground floor w.c. and separate boot room
- Two bedrooms with en suites and family bathroom to the first floor
- Dwelling three to be a five-bedroom mews property
- Benefitting from three available parking spaces
- Open-plan living-dining-kitchen
- Separate reception room, study and w.c. to ground floor
- Three bedrooms with en suites and a family bathroom



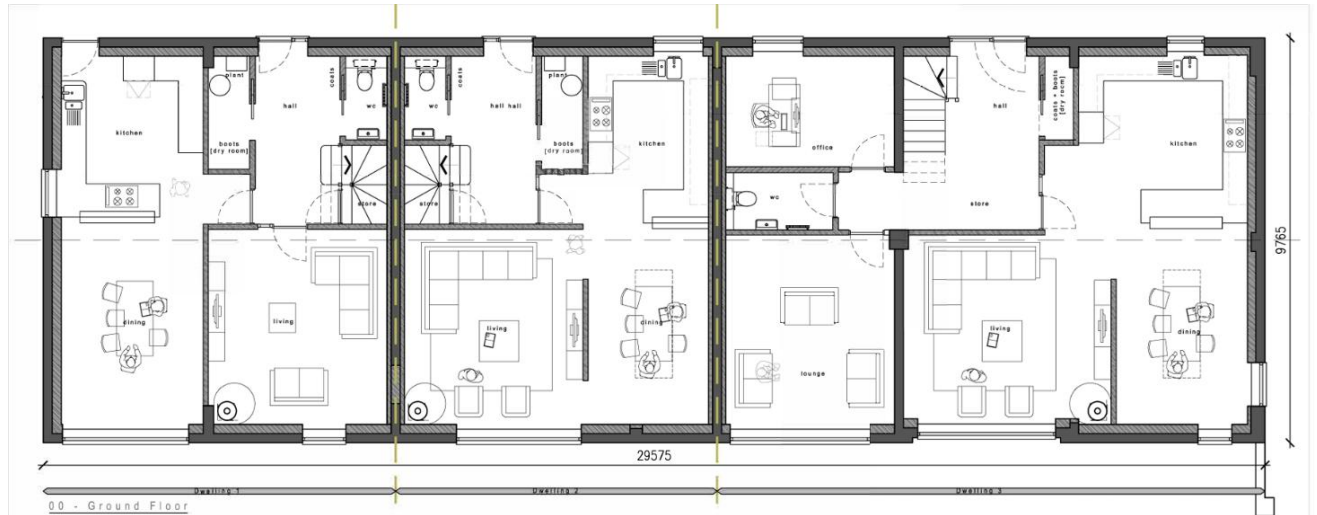
Approached by a gravel drive bordered by shrubs, this detached brick-built barn has obtained full planning consent for three dwellings.



North Elevation



South Elevation



Ground Floor Accommodation Floorplan

The ground floor of dwellings one and two consists of a dining-kitchen, separate reception room, w.c. and boot room.

The third dwelling is designed with a living-dining-kitchen area, separate reception, study and w.c. to its ground floor.



First Floor Accommodation Floorplan

Dwellings one and two have been proposed as three-bedroom mews properties. Two of the bedrooms are to be equipped with an en suite, whilst a family bathroom services the third bedroom.

Dwelling number three is to be a five-bedroom mews, with three of the five bedrooms enjoying en suite facilities.

The barns will have ranch-style parking in the attached open-fronted hay barn. This offers two parking spaces each for dwellings one and two and three spaces for dwelling number three.



Here, the development boundary is displayed in red. 02 shows the brick barn and the proposed garden boundaries. 03 is Barn #2 which is to be demolished to provide parking spaces.



Outline of the boundary for the barn



Ariel view of the plot

Viewing is strictly by appointment through Maria B Evans Estate Agents

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

The Local Authority is West Lancashire Borough Council

The property is served by septic tank

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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