



Maria B Evans Estate Agents Limited

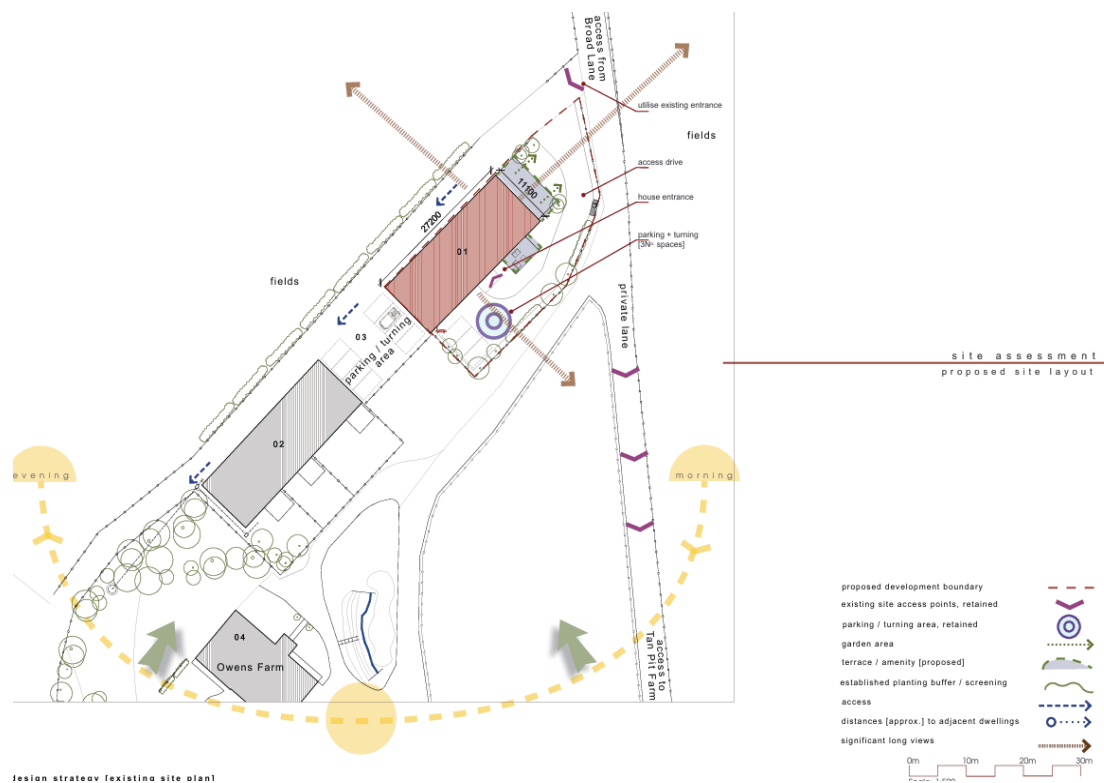
Owens Farm, Broad Lane, Aughton L39 7HS

Offers in the region of £410,000



- Two-storey, prefabricated agricultural barn
- Offering great potential for conversion in idyllic rural setting
- Totalling 4,736 sq ft of interior floor-space
- Concept sketches available for four-bedroom detached dwelling
- Including 26 acres of land with scenic views
- Set within an ideal rural location in Aughton
- Please enquire for further details

Enjoying views of open fields across 26 acres, this agricultural barn offers an exciting opportunity to potentially transform into a four-bedroom detached, contemporary home. Located in desirable, rural Aughton, the barn comes with concept designs for its potential conversion (shown below) offering inspiration for what could become a truly remarkable residence. Whether you're an investor, developer, or self-builder, this is a unique opportunity to create a bespoke and exclusive property.



Design strategy: 01- agricultural barn with proposed boundaries, garden, and parking area outlined in red.

The concept drawings have been created but not submitted for consent for a 4,736 sq ft residence. The design consists of a four-bedroom property with an open-plan living-dining-kitchen leading out to a terraced area, a separate living space, reading room and office whilst the utility, pantry and storeroom to completes the ground floor accommodation. To the first floor, the sketches display a mezzanine lounge area, a family bathroom and four bedrooms; two of which are equipped with en suite and dressing room facilities.

Please see the floorplan below:



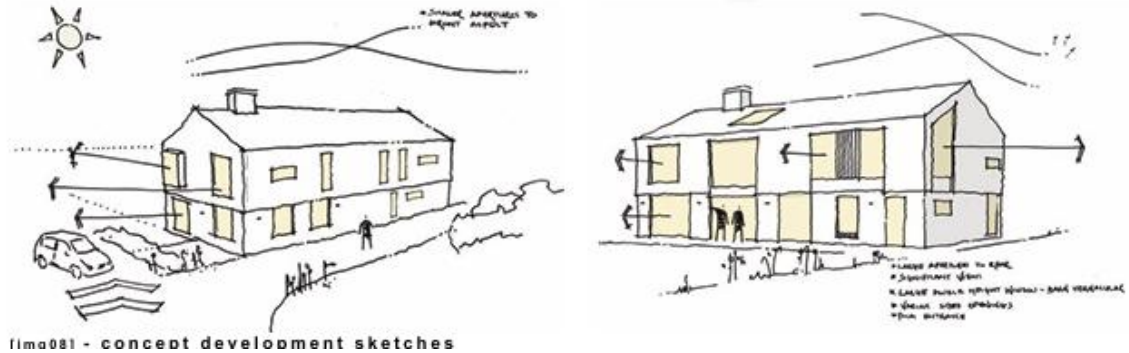
Detailed Floorplan- Ground and First Floor



Proposed frontage and materials

[img09] - concept sketch [high level]

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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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