

Live / Work Smallholding with  
Extensive Yard and Warehousing

FOR SALE

Guide Price £749,995 subject to  
contract

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Old Hollow Cottage, Old Hollow Lane, Banks, Southport, PR9 8DU



- Mixed-use live/work smallholding
- Approx. 2 acre site
- Extensive concrete yard & circulation areas
- Main warehouse approx. 8,500+ sq ft GIA with offices & ancillary space
- Secondary warehouse approx. 1,800+ sq ft GIA
- Planning application pending for doggy day care use
- Two-bedroom semi detached cottage and storage outbuilding
- Landscaped gardens, pond/lake & summer house
- Semi-rural location accessed via private road
- Suitable for contractors, storage users, owner-occupiers & investors



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)

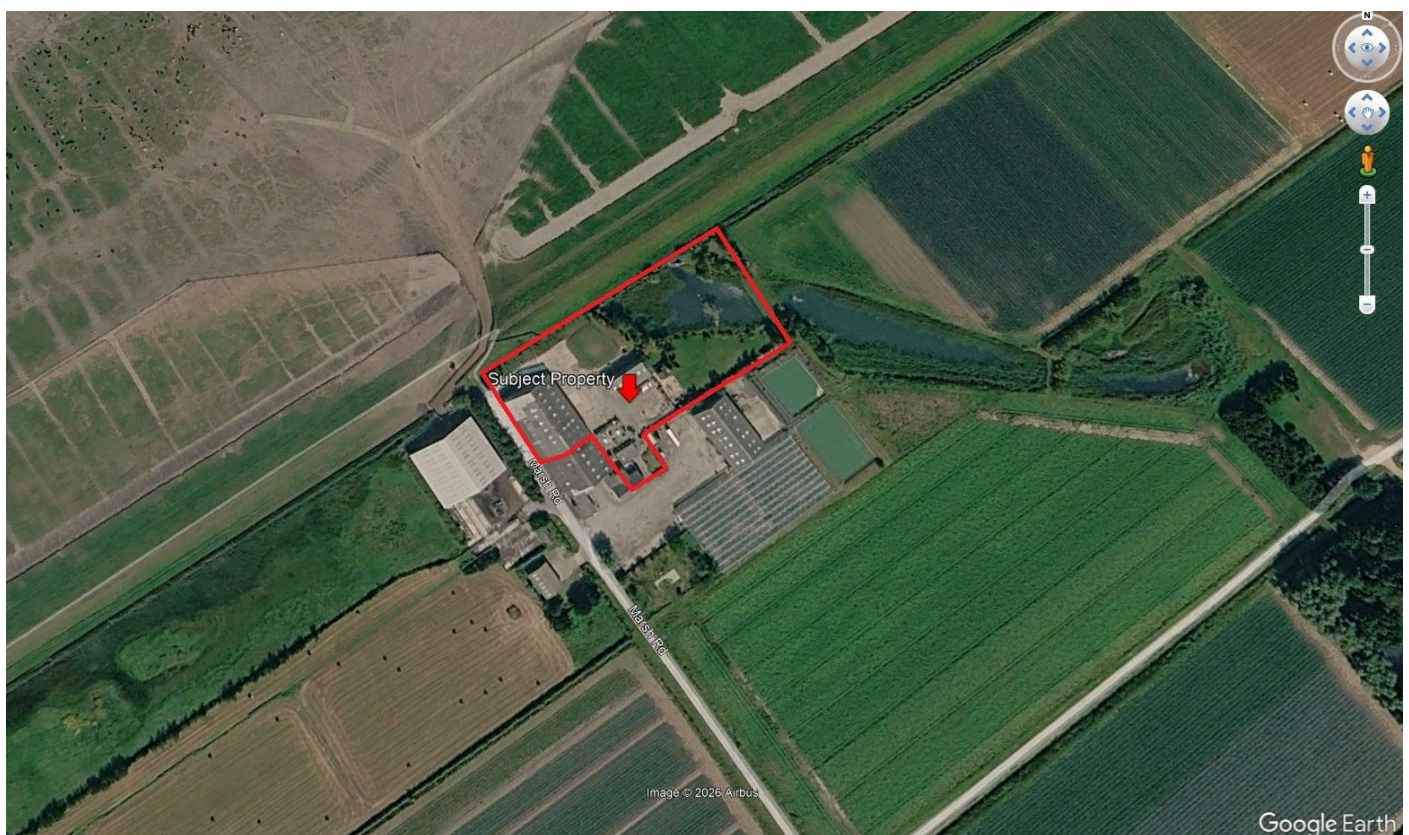
**Location:** The property is situated off Old Hollow Lane, Banks, within West Lancashire, and is approached via a privately maintained access road serving a limited number of neighbouring occupiers.

The surrounding area is predominantly agricultural and semi-rural, characterised by open fields, waterways and coastal plain landscape associated with the Ribble Estuary. The drone imagery highlights the property's position within this wider setting, with open views across farmland and toward the estuary.

Despite its rural setting, the property remains accessible, being located approximately:

- 1 mile from Banks village
- Within easy reach of Southport
- Convenient for access to the A565 and surrounding road network

The location offers a combination of privacy, accessibility and operational flexibility, attractive to both commercial occupiers and lifestyle purchasers.



**Description:** Old Hollow Cottage presents a rare opportunity to acquire a substantial mixed-use smallholding, combining residential accommodation with extensive warehouse buildings, yard space and landscaped grounds within a semi-rural setting. The property is arranged around a series of interconnecting concrete yard areas, forming the operational core of the site. As illustrated within the drone photography, there is a primary central yard positioned between the main warehouse and the secondary warehouse, together with additional hardstanding areas extending to the rear and side of the cottage.

This configuration provides excellent vehicle circulation throughout the site, allowing for separation of uses if required, and offering flexibility for storage, plant, trailers, contractor operations or potential subdivision of space, subject to any necessary consents.

The principal warehouse building comprises a substantial portal frame warehouse extending to approximately 8,678 sq ft, constructed with part blockwork elevations beneath profile cladding and a pitched roof incorporating translucent roof lights, providing good levels of natural light internally. The building benefits from full-height loading doors and a generous concrete apron, allowing for straightforward vehicular access, loading and manoeuvring.

Internally, the accommodation is predominantly open-span, complemented by office space and ancillary rooms, providing a flexible working environment suitable for a range of commercial or operational uses (subject to any necessary consents).



Positioned opposite across the yard is a detached secondary warehouse extending to approximately 1,849 sq ft, benefiting from its own immediate hardstanding and access, making it suitable for either independent use or integration within a wider operational layout.

We understand that a planning application is currently pending in respect of a proposed doggy day care use from this smaller warehouse. Interested parties are advised to make their own enquiries with the local planning authority regarding the current status and suitability for their intended use.

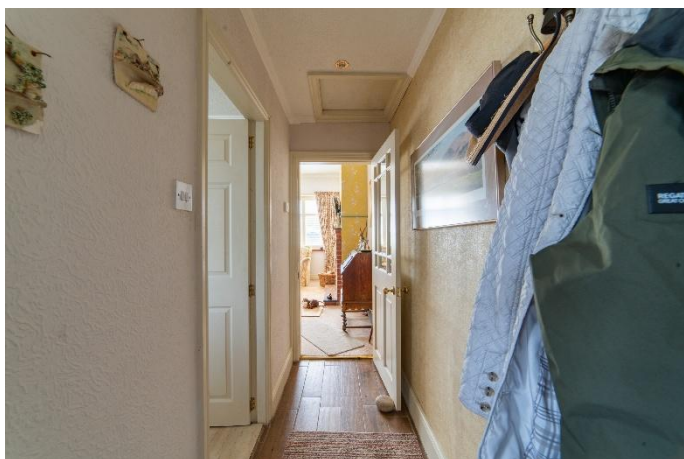




The residential accommodation comprises a two-bedroom semi detached bungalow/cottage, which is well presented and offers comfortable day-to-day living. Internally, the property includes a well-proportioned living room with feature fireplace and stove, a fitted kitchen, together with two bedrooms and bathroom accommodation.

The cottage benefits from a simple and practical layout, with good natural light and views toward the surrounding gardens, and is positioned to allow convenient occupation alongside the commercial elements, making it particularly suited to owner-occupiers requiring an on-site presence.





A particularly attractive feature of the property is the extent and quality of the landscaped gardens, which sit beyond the operational yard areas. These include well-maintained lawned gardens, mature planting, and a substantial pond/lake with central island and footbridge access, together with open views across the surrounding countryside.

Further garden areas extend directly from the rear of the dwelling, incorporating a patio/terrace and a timber summer house structure, positioned to take advantage of the outlook. These areas provide a more private and domestic setting, contrasting effectively with the commercial elements of the property.

Overall, the property offers a versatile and increasingly rare opportunity, likely to appeal to contractors, trade occupiers, storage-based businesses, lifestyle purchasers and investors seeking a live/work environment with scale, flexibility and strong amenity value.





**Accommodation:** The property provides a combination of residential and commercial accommodation, including:

**Residential Cottage**

- Living Room
- Kitchen
- Bathroom
- Two Bedrooms

**Warehouse Buildings**

Main Warehouse - approx. 8,678 sq ft  
Secondary Warehouse - approx. 1,849 sq ft

(Approx. 603 sq ft)

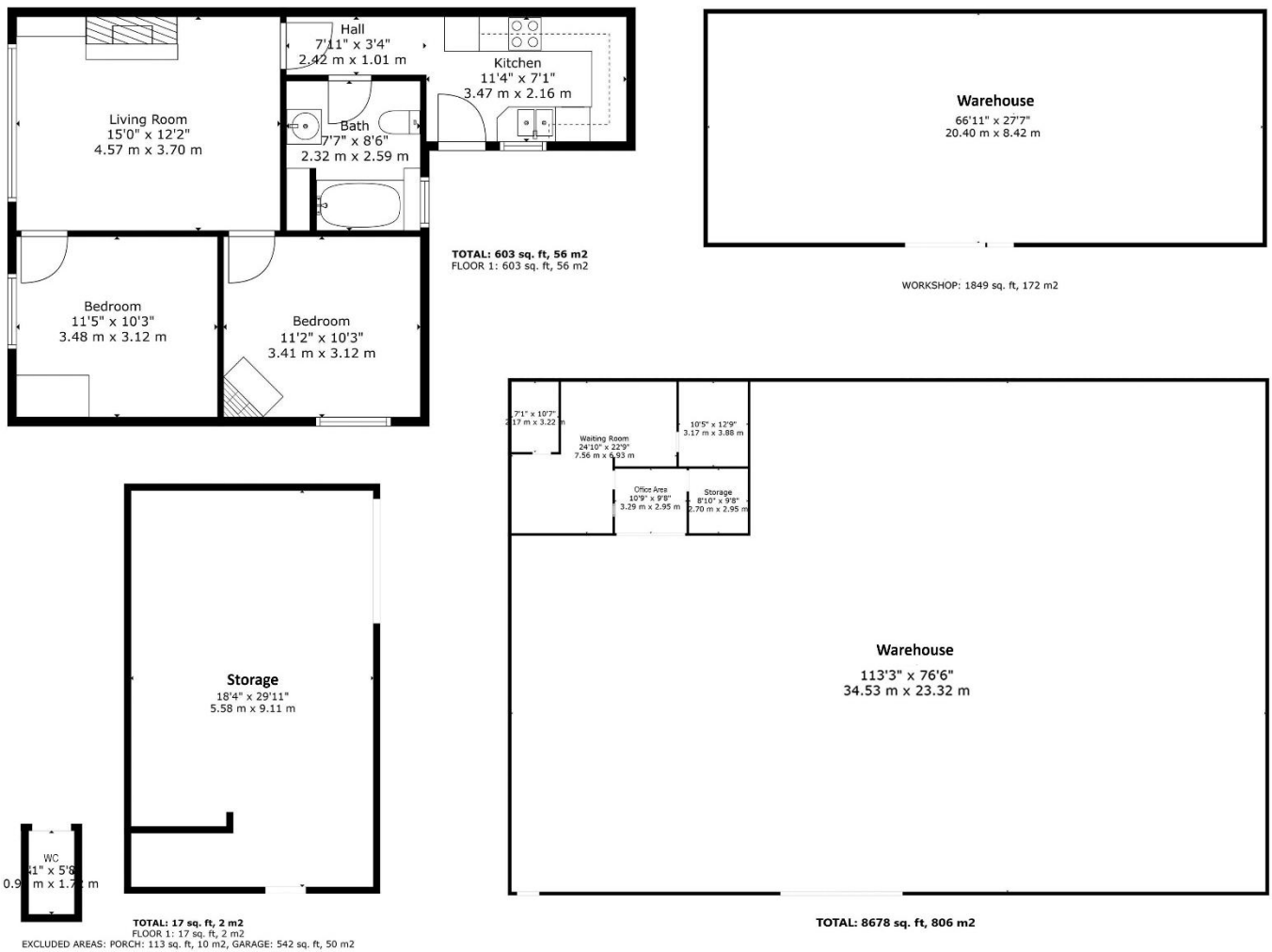
**External**

- Extensive concrete yard / hardstanding
- Landscaped gardens and lawned areas
- Pond / lake with island feature
- Patio / terrace and summer house

Floor plans and site layout plans are provided for identification and indicative purposes only and are not to scale.

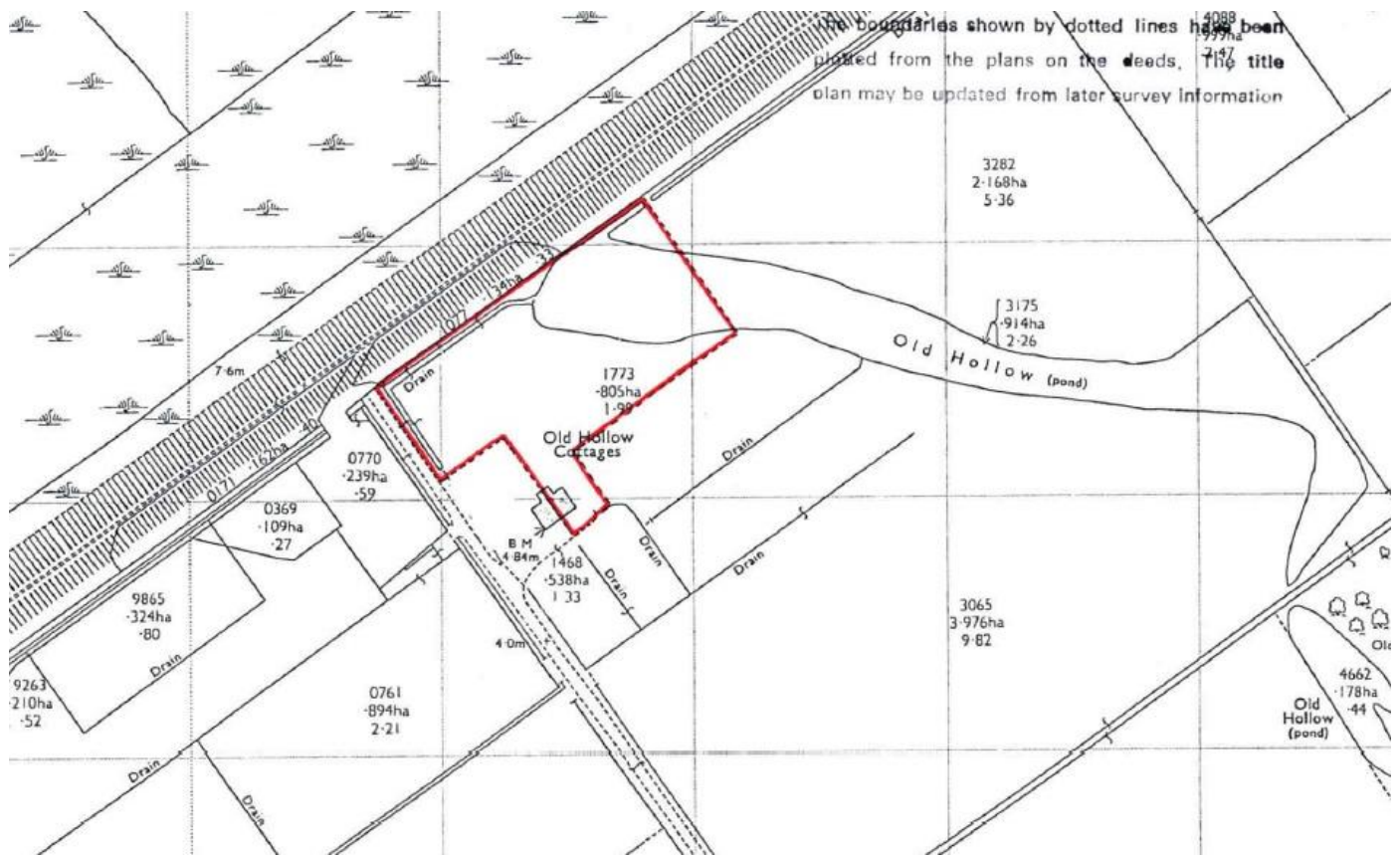
An extract of the Land Registry title plan is also provided below. Not to scale.

The site area extends to approximately 2 acres, subject to verification and measured survey of the title deeds.



**Guide Price:** £749,995

**VAT:** We understand that VAT is not applicable to the purchase price.



**Tenure & Boundaries:** Freehold. The property is registered under Title Number LA762165. The extent of the ownership is outlined on the Land Registry plan

The plan is provided for identification purposes only and shows the general position of the boundaries and is not to scale.

**Guide Price:** £749,995

**VAT:** We understand that VAT is not applicable to the purchase price.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Planning:** Interested parties should make their own enquiries with the local planning authority regarding authorised uses. We are advised that a planning submission is pending in respect of a proposed doggy day care use for the smaller of the two warehouses.

**Legal:** All parties are responsible for their own legal costs.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Details Prepared 11 May 2026**

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.