



**'Mea'**

65 The Marshes Lane, Mere Brow, Preston PR4 6JR

**P Wilson & Company**  
*Chartered Surveyors*



# 'Mea'

65 The Marshes Lane, Mere Brow, Preston PR4 6JR

For Sale by Private Treaty

**'Mea', 65 The Marshes Lane, Mere Brow, a smallholding comprising a three/four bedroom residential bungalow, immaculately maintained gardens, summer house, garden store, range of stables, pond, and land, in all extending to 2.44 hectares (6.02 acres) or thereabouts, situated to the south of the village of Mere Brow.**

**It is considered that the property will appeal to those with equestrian, lifestyle and smallholding interests.**

## Directions

From the A565 Southport New Road heading west towards Southport, turn left at the roundabout onto The Gravel and proceed into the centre of Mere Brow, follow the road round to the right, until it changes to The Marshes Lane. The property can be found on the left hand side, identified by the agent's sale board.

## Location

The property is located to the south of the village of Mere Brow in West Lancashire and is readily accessible from the A565 providing good connections to Preston and Southport, and with easy access to the A59 providing links to Liverpool and surrounding areas. Mere Brow benefits from a primary school, pub, and a range of other village amenities.

## Bungalow

A three/four bedroom true bungalow of brick under tile construction with potential for some modernization. Internally, the bungalow provides the following accommodation:

Entrance Hall.

Inner Hallway:

With storage, airing cupboard, and loft access hatch.

Lounge:

Family lounge with feature fireplace.

Dining Room/Bedroom 4:

With potential to alternatively create a fourth bedroom.

Rear Hallway.

Kitchen:

Fully fitted kitchen with a range of wall and base units, with inset sink and drainer, double oven, and ample space for kitchen table.

Utility Room:

With a range of base units and contrasting work surfaces, with inset sink and drainer.

Rear Porch.

Bedroom 1:

Master bedroom with range of fitted wardrobes and built-in vanity unit.

Bedroom 2:

With door to ensuite WC.

Ensuite WC:

With WC and wash hand basin.

Bedroom 3/Snug:

Internal window to utility room and door leading to ensuite shower room.

Ensuite Shower Room:

Three piece suite comprising shower, WC, and vanity wash hand basin, with built-in storage cupboard and fully tiled walls.

Family Bathroom:

With part tiled walls with three piece suite comprising WC, wash hand basin, and bath.

Garage:

The property benefits from an integral double garage with electric door. The garage contains substantial built-in storage, and a range of base units with inset sink/drainers, plumbing for washing machine, and spaces for tumble dryer and fridge freezer.

Boiler Room/WC

The boiler room is accessed externally at the side of the property and houses the boiler. The room also contains a WC and wash hand basin.

## Outside

The bungalow benefits from generous front and rear lawned gardens which are immaculately maintained, a concrete driveway, a generous parking area to the side, and a rear yard.

## Buildings

The property includes the following buildings:

Summer House:

UPVC corner summer house.

Stables:

Range of 4no. stables, constructed with block walls, timber cladding, and box profile metal sheet roof.

Garden Store:

With dwarf brick walls, timber cladding, and box profile metal sheet roof.

## Land

The property extends to 2.44 hectares (6.02 acres) or thereabouts in all, incorporating 2.03 hectares (5.04 acres) of agricultural land to the side and rear of the bungalow. The land is shown as being Grade 2 on the Defra Agricultural Land Classification Map. At the eastern end of the property is a large pond.

## Services

The property has the benefit of mains electricity, gas, water and drainage. The bungalow has gas fired central heating and UPVC double glazing throughout.

# Particulars of sale

## Local Authority

West Lancashire Borough Council.

## Planning

The bungalow on the property was constructed under a planning consent granted by West Lancashire Borough Council (8/77/59), and a subsequent reserved matters application in respect of its external appearance and landscaping (1978/0132). In March 2026, application 2025-441/FUL (appeal APP/P2365/W/25/3375574) removed Condition No. 3 of application 8/77/59, relating to the agricultural occupancy of the bungalow. A copy of the appeal decision removing the agricultural occupancy condition can be made available on request.

## Tenure

The property is freehold, and vacant possession will be available on completion.

## Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to, all existing rights, covenants, and easements and the like.

## Overage

The property is to be sold subject to an overage requiring that the property should be used for a single residential dwellinghouse, agriculture and equestrian purposes only. The overage is to provide that in the event of consent for any other/further development, the purchasers shall be liable to pay the vendors a sum equivalent to 50% of any increase in value occurring as a result of such consent. The purchasers will be required to enter into appropriate covenants to ensure the successful establishment and thereafter

maintenance of the overage. The overage will remain in place for a period of 25 years from the date of completion.

## Method of Sale

The property is offered for sale by private treaty.

## Guide Price

Offers are anticipated in the region of £650,000.

## Enquiries/Viewings

Viewings are strictly by appointment only arranged through P Wilson & Company. All enquiries should be addressed to either Edward Gammell or Leah Halik at P Wilson & Company.

[edward.gammell@pwcsurveyors.co.uk](mailto:edward.gammell@pwcsurveyors.co.uk) or

[leah.halik@pwcsurveyors.co.uk](mailto:leah.halik@pwcsurveyors.co.uk)

Tel: 01772 882277

## Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.

## Plans

All plans are for identification purposes only. All dimensions stated in these particulars are maximum measurements.

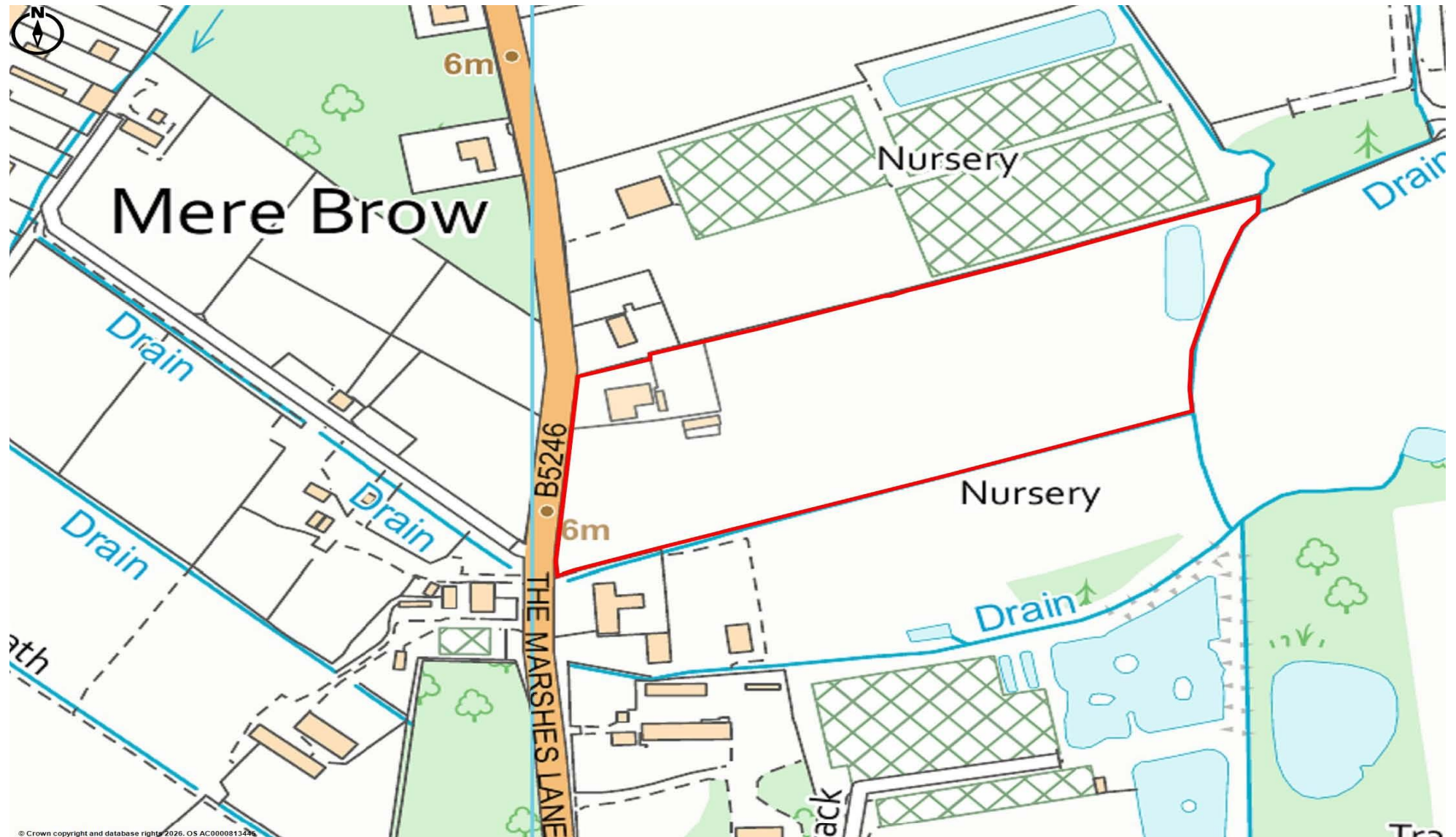
## AMC Agents

P Wilson & Company LLP act as agents for the AMC. For a free no obligation consultation on the range of AMC flexible and standard finance products currently available, please contact Andrew Coney or Nicola Vose on 01772 882277.

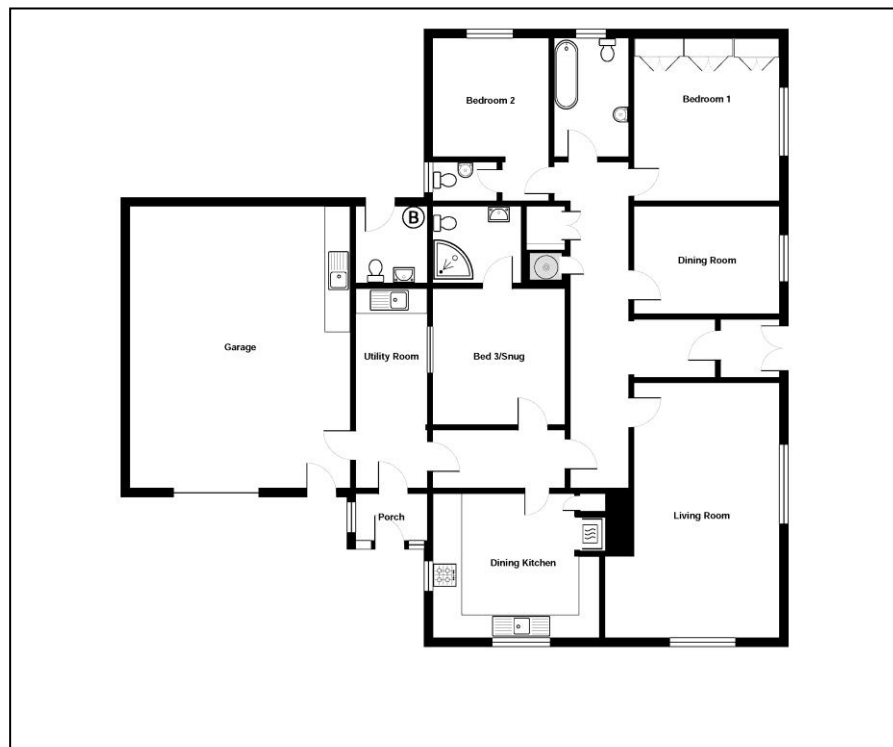
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**Misrepresentation Act 1967**  
**Consumer Protection from Unfair Trading Regulations 2008**  
**Business protection from Misleading Advertising Regulations 2008**

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 [b] Any electrical or other appliances of the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



The plans are not to scale and are provided for information purposes only OS Licence No: 100020449





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