



Wainwright
&
Edwards

FOR SALE
01772 814863

Offers In The Region Of £925,000

Old Midge Hall Wyke Wood Lane, Scarisbrick, Southport, PR9



8AW PROPERTY SUMMARY

A rare opportunity to acquire a detached residence in a 1.3acre plot with current C2 planning to also be used as a children's care home (2025/0207/LDP). The main house which enjoys 360 degree open views comprises two reception rooms, farmhouse style dining kitchen and wc, to the first floor there are five bedrooms , one en suite and an additional family bathroom with four piece suite. To the second floor there are two further ancillary rooms currently used for offices. Outside the property stands in a secure mature private plot with an additional barn to the rear. Early viewing strongly advised to appreciate the extent and quality of this property. NO CHAIN!





LOCAL AUTHORITY

West Lancs

TENURE

Freehold


COUNCIL TAX BAND

E



OLD MIDGE HALL, WYKE WOOD LANE SCARISBRICK, SOUTHPORT, PR9 5AW
 TOTAL FLOOR AREA - 1081 sq ft (100.5 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropax 10028

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.