



Land and Barn Off, Gregory Lane, Halsall, L39 8SP

O.I.R.O £375,000



Land and Barn Off, Gregory Lane, Halsall, Ormskirk, Lancashire, L39 8SP

Offers In The Region Of £375,000

- Agricultural/commercial barn, stables and yard.
- Grassed paddocks and pond.
- Set in total plot of 3.12 acres (1.26 ha) OTA.
- Additional land available via separate negotiation.



A Versatile Rural Holding with Insulated Building and Equestrian Facilities

Set within approximately 3.12 acres of well-maintained pasture and yard, this versatile rural property presents an excellent opportunity for agricultural, equestrian or commercial use. The property is centred around a substantial agricultural building, previously used commercially as a base for a potato merchants and measuring approximately 18m x 10m offering flexible space for a variety of rural enterprises.

To the rear of the building are three stables together with a useful store, providing excellent facilities for equestrian or livestock use. The surrounding land includes a turnout paddock, two grass paddocks and a larger grass enclosure. There is either hedging or post and rail fencing to the boundaries.

The land has been successfully used for sheep grazing, horse keeping and hay production, demonstrating its versatility and suitability for a range of agricultural pursuits. The property also benefits from an existing septic tank, although purchasers should note that it does not currently comply with the latest regulations and may require upgrading.

Combining practical agricultural infrastructure with generous grazing land and excellent commercial potential, this is a rare opportunity to acquire a well-equipped rural holding suited to a variety of business, farming and equestrian interests.

General Remarks

Services: The property has the benefit of mains water and mains electricity. There is a septic tank that is not through to be compliant. The responsibility to make compliant will pass to the buyer

Parking allocated and number of spaces : Yard parking for multiple vehicles.

Construction Type : Brick / steel portal construction.

Building Safety: N/A

Restrictive Covenants :

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard broadband available in the area

Mobile signal: Good outdoor/variable outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: West Lancashire Borough Council **Council Tax:** N/A

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mrs Hannah M Towers BSc (Hons) MRICS FAAV FNAEA Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : crisis.ghost.shiny

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

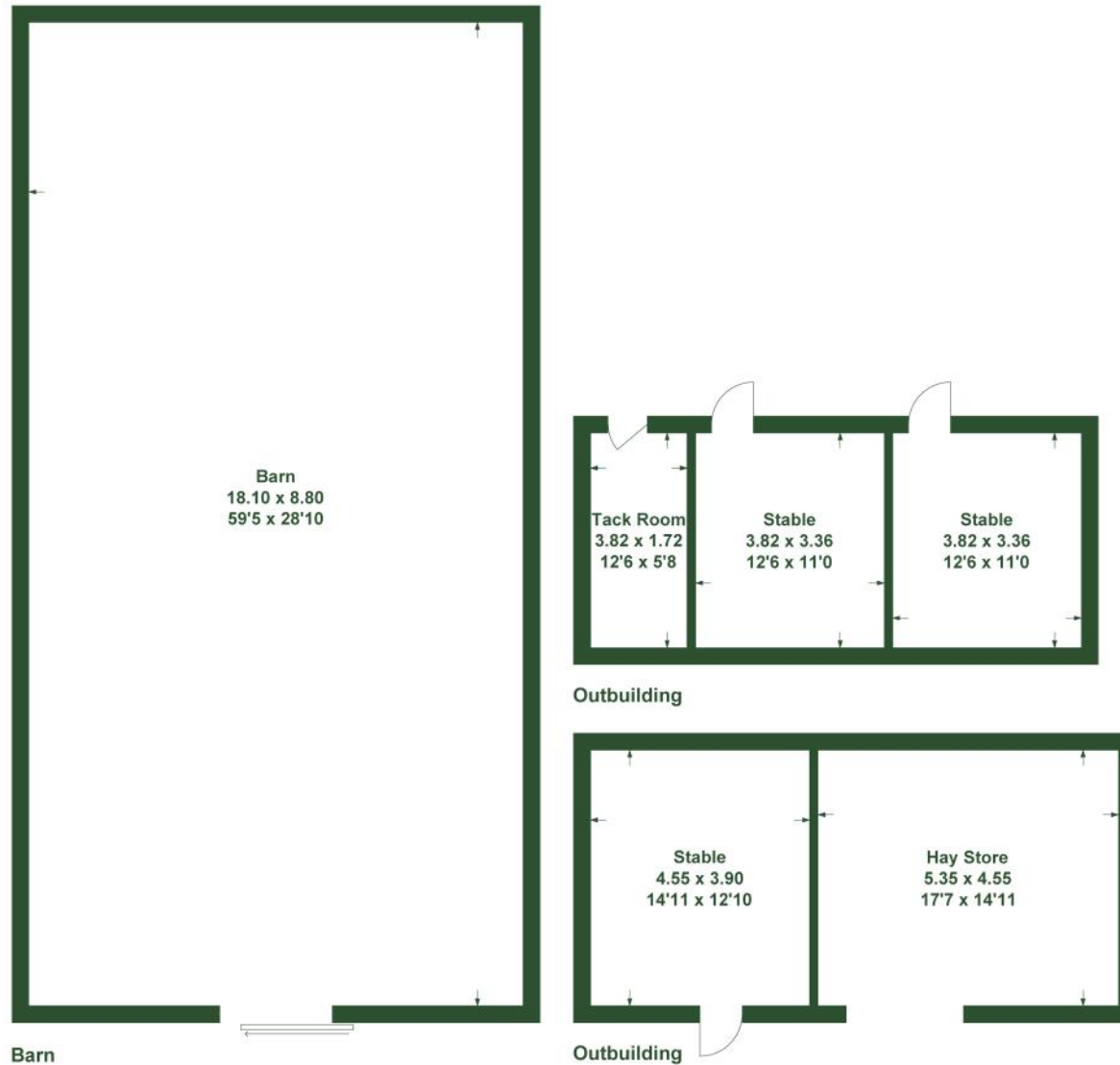
SUBJECT TO CONTRACT

Armitstead Bamett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at 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. 03. No person in the employment of Armitstead Bamett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Bamett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Approximate Gross Internal Area
Barn : 154.00 sq m / 1658 sq ft
Outbuilding : 76.15 sq m / 820 sq ft
Total : 230.15 sq m / 2478 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Abarnett.co.uk

Stay in the loop!

