



Meanygate Farm, Common Lane, Scarisbrick, Southport PR9 8AH

Offers over £600,000





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3 Bedrooms



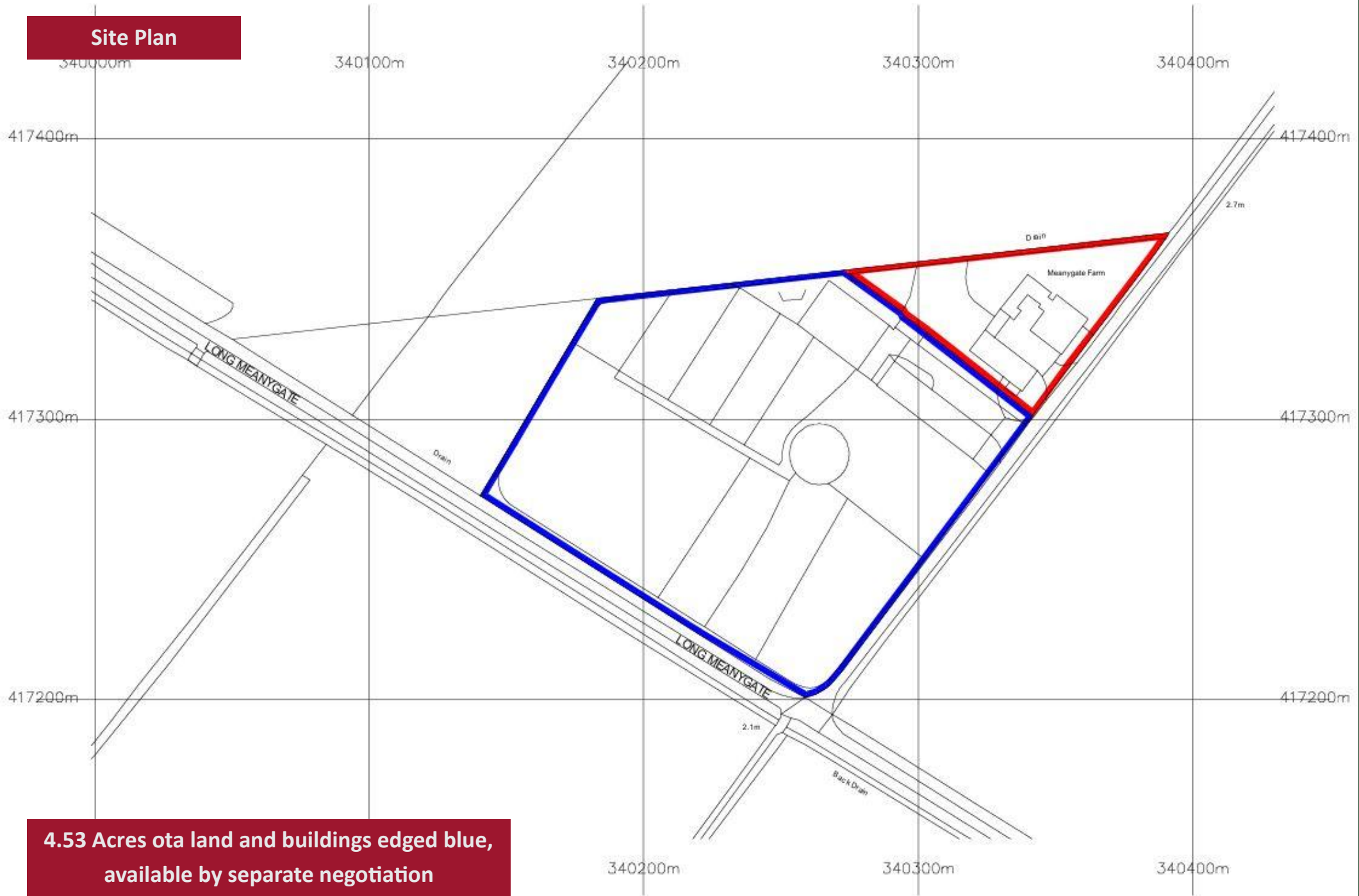
1 Bathroom



Rural location

- 
- A superb detached 3 bedroom farmhouse in need of slight refurbishment with attached annexe
  - Stable block consisting of 4 stables and a tack room
  - 2 first floor flats
  - Set in 0.87 acres (0.35 ha) OTA
  - Peaceful rural location with excellent connectivity
  - For sale by Private Treaty
  - Additional 4.53 acres (1.83 ha) OTA consisting of two steel portal frame buildings and grazing land available by separate negotiation

# Site Plan



**4.53 Acres of land and buildings edged blue,  
available by separate negotiation**



We are delighted to bring to market this truly unique property, providing residential, commercial and equestrian uses within a private, rural location.

Meanygate Farm extends to **0.87 acres (0.35 hectares)** or thereabouts (see site plan on page three shown as area edged in Red) and is located in the village of Scarisbrick with access down a long, country track providing a secluded, rural location. The property is positioned off Common Lane, entering through a stunning brick walled access, leading into a traditional courtyard surrounded by the beautiful farmhouse, annexe and traditional brick barn.



Despite its secluded location, this property offers an ideal semi-rural lifestyle, combining peaceful countryside living with excellent local amenities. The villages of Banks and Scarisbrick are just a short drive away offering several well-rated state schools, as well as Scarisbrick Hall School providing outstanding independent education, and an array of supermarkets, shops and restaurants.

Ideally situated, the charming market town of Ormskirk and the Victorian seaside town of Southport can be found only a ten minute drive away. Nearby motorway links include the M6, M57 and M58 motorways.





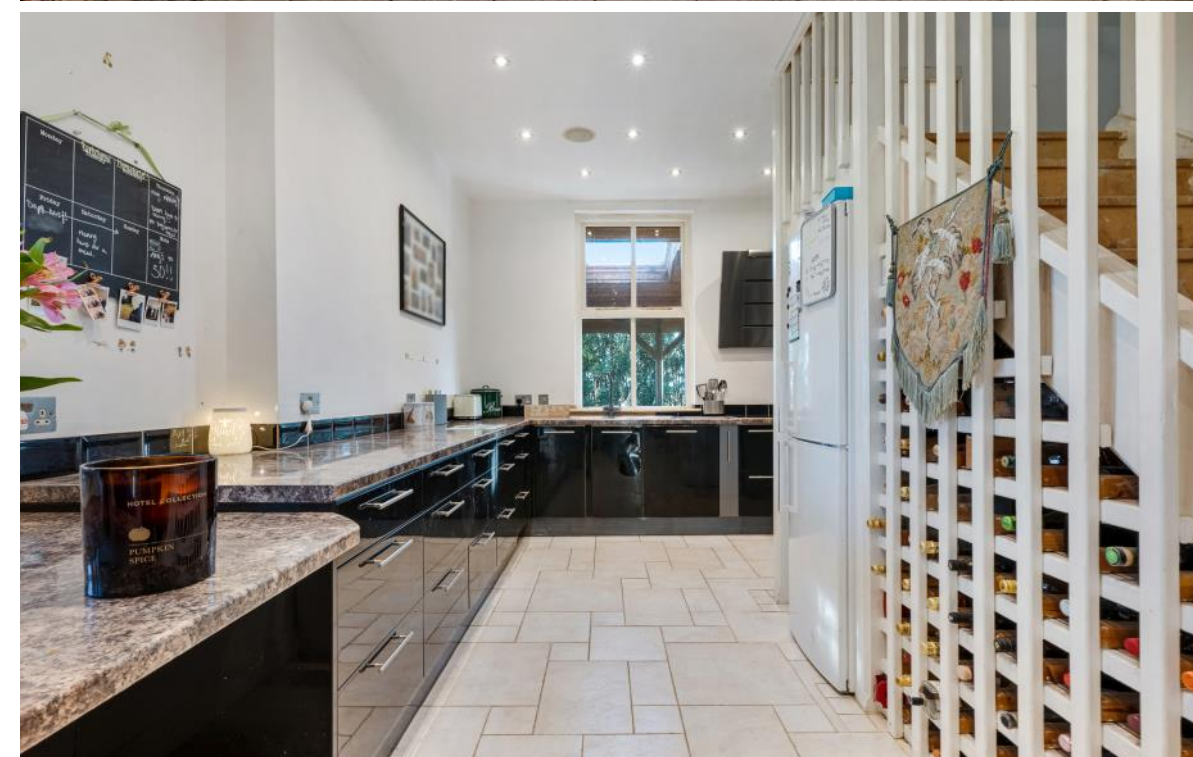
Meanygate Farmhouse offers a 3-bedroomed detached property in need of slight refurbishment, providing buyers with a blank canvas to make this their own.

A standout feature of this property is its gorgeous and unique wrap-around porch; a beautiful architectural detail that enhances the home's appeal and provides the perfect place to enjoy the morning sun, evening breezes, and uninterrupted views of the surrounding landscape.

Inside, the spacious kitchen / dining area forms the heart of the home and flows naturally into the adjoined living room, creating an ideal footprint for a warm social family space once refurbished. The first floor features three generously sized bedrooms, including a master bedroom with an ensuite bathroom, plus a well sized family bathroom.

The adjoining annexe comprises a comfortable living room, a narrow but functional kitchen, a bedroom, a bathroom, and a separate WC. A bright glass room provides additional living or office space, filled with natural light and offering a seamless connection to the outdoors.

Perfect as independent accommodation or flexible workspace, the annexe complements the main farmhouse while providing practical, adaptable living options.





Adjacent to the farmhouse is a beautifully converted brick barn. On the ground level of the barn features an impressive double height open hall containing its own bar area and full-size pool table providing a superb entertaining space, inviting friendly competition.

Beyond is a tack room, WC and four excellently presented stables offering generous space suitable for a range of uses. Originally designed for equestrian purposes, the ample floor area and easy access makes this ideal for workshops, storage, hobby spaces or future conversion (subject to permissions).

Leading from the hall, two sets of stairs to the side lead to two first floor self-contained flats. Flat 1, which is in need of renovation to part, comprises of a single bedroom, ensuite, and a lounge/dining area adjoined to a kitchen. Flat 2, which has been recently renovated, comprises of two bedrooms, a family bathroom, kitchen, office and a lounge leading onto a balcony area, creating the perfect blend of indoor and outdoor living. These versatile units are ideal for multi-generational living, guest accommodation, or rental income.



There is an additional 4.53 acres (1.83 ha) OTA available by separate negotiation (see site plan on page 3 shown as area edged in blue), consisting of two steel portal frame buildings in need of repair, consisting of timber stables and an indoor riding arena and 3.78 acres of grazing land.



## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of LPG gas central heating system and open fire. Drainage is by septic tank which we assume is not compliant with current legislation.

**Please note:** Armitstead Barnett 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.

**Parking allocated and number of spaces:** The property offers parking for several vehicles.

**Overage Clawback:** Meanygate Farmhouse and gardens is subject to a 15 year overage clawback commencing 31st May 2024. Meanygate Farmland and buildings is subject to a 15 year overage clawback commencing 4th July 2025. The overage clawback will be triggered on the disposal of the property within this period, and reserves a clawback payment to the existing vendors of 25% of the uplift in value from the original acquisition price.

**Construction Type:** Red brick under a pitched slate roof.

**Building Safety:** The property requires full refurbishment.

**Restrictive Covenants:** We are not aware of any restrictive covenants affecting the property.

**Listed building:** The property is not listed.

**Conservation Area / National Landscapes:** The property is not situated in either a conservation area or national landscape.

**Easement and Wayleaves or Rights of Way:** The property can be accessed by the right of way shaded brown on the site plan. We understand there are no easements or wayleaves affecting the property.

**Footpaths / Bridleways:** We understand that there are no public footpaths or bridleways affecting the property. Common Lane is also a public footpath leading onto Long Meanygate.

**Flooding:** The vendors have advised the property has not flooded during their ownership. According to the Environment Agency's website, parts of the property sit in flood zone 2, with the rest lying in flood zone 1. The property lies within a postcode that is deemed as low risk for flooding however, there is a risk of groundwater flooding. The sluice which crosses Common Lane is a flood defence.

**Unimplemented Planning Consents:** We understand there are no unimplemented planning consents affecting the property.

**Planning Consents affecting the property:** We understand there are no planning consents affecting the property.

**Accessibility adaption information:** N/A

**Coal field / mining area:** The property is not situated in a mining area.

**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.

### Communications:

Broadband: Standard broadband available with 1 Mbps speed

Mobile signal: O2, EE, Three and Vodafone available in the area

B4RN: Coverage is not currently available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.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.

**Title & Tenure:** The property is offered for sale Freehold under title LAN288428 with vacant possession upon completion.

**Local Authority:** West Lancashire Council.

**Council Tax:** Meanygate Farm - Band D      Flat 1 and Flat 2 - Band A

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Megan Metcalfe. 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:** [///irrigate.moves.overture](https://www.what3words.com/?w3w=///irrigate.moves.overture)

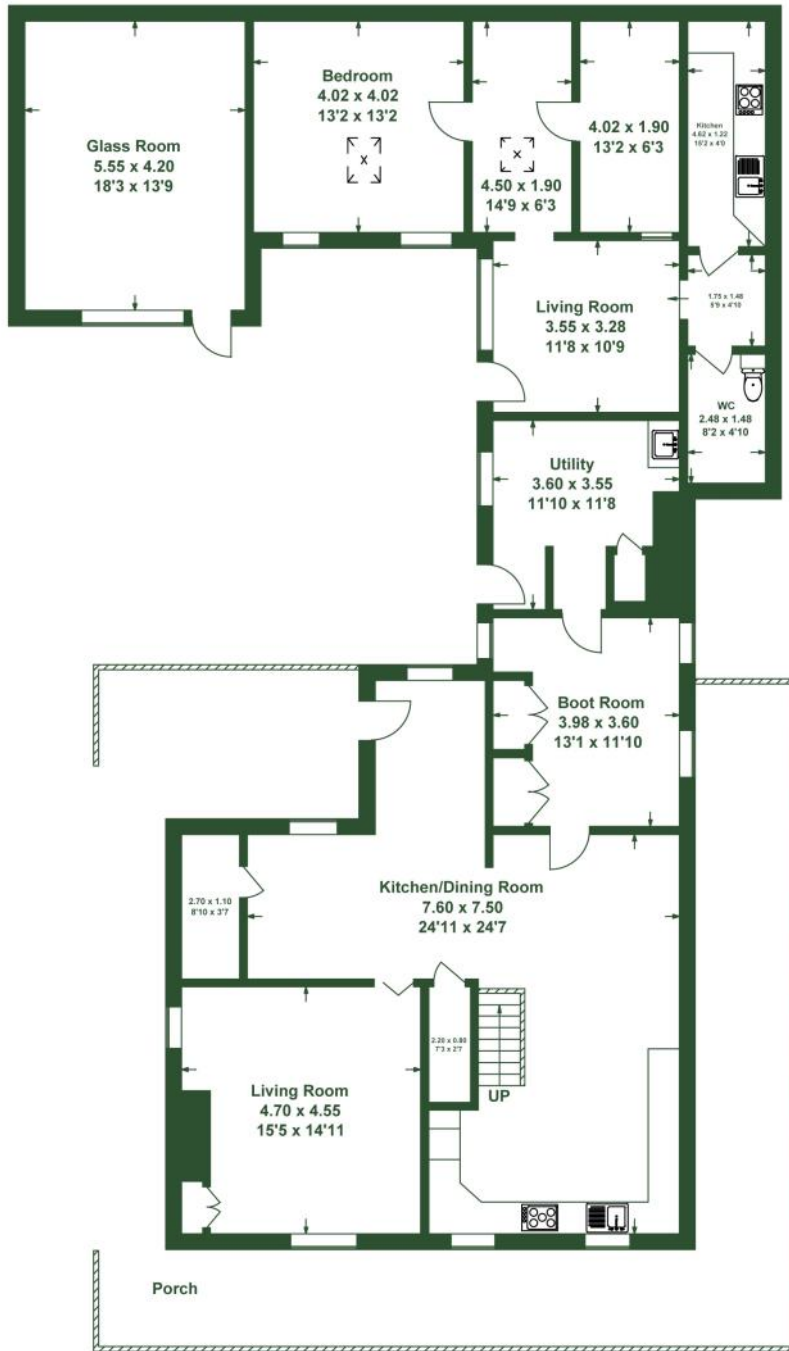
**Money Laundering Regulations Compliance:** Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will 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.

**SUBJECT TO CONTRACT**

Approximate Gross Internal Area : 190.00 sq m / 2045 sq ft

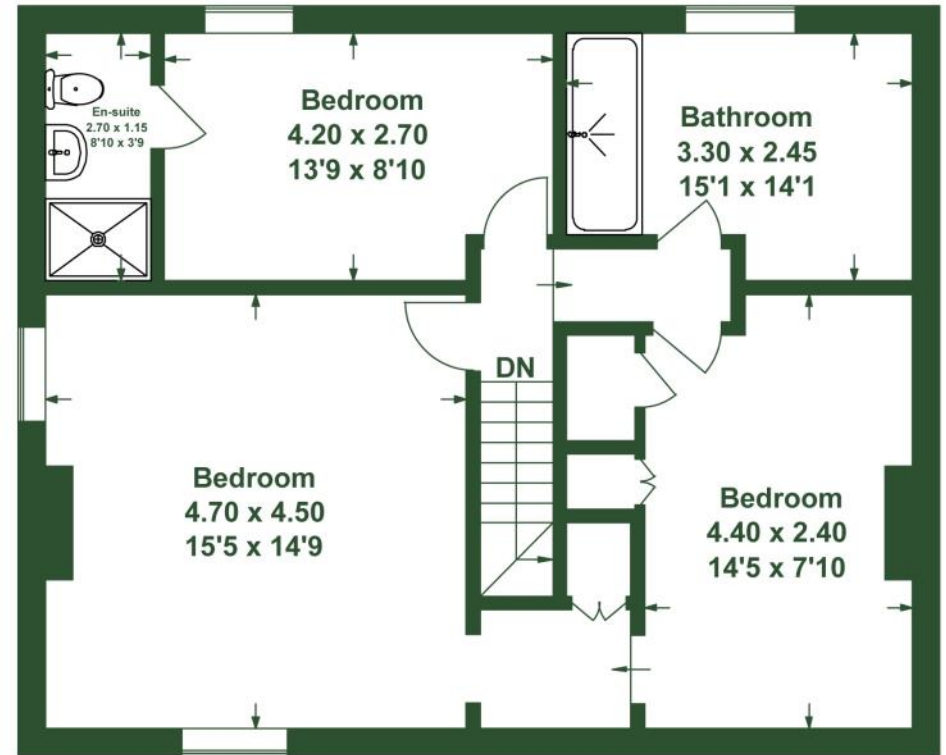
This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



Ground Floor

Approximate Gross Internal Area : 72.04 sq m / 775 sq ft

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Produced by Lens-Media



First Floor

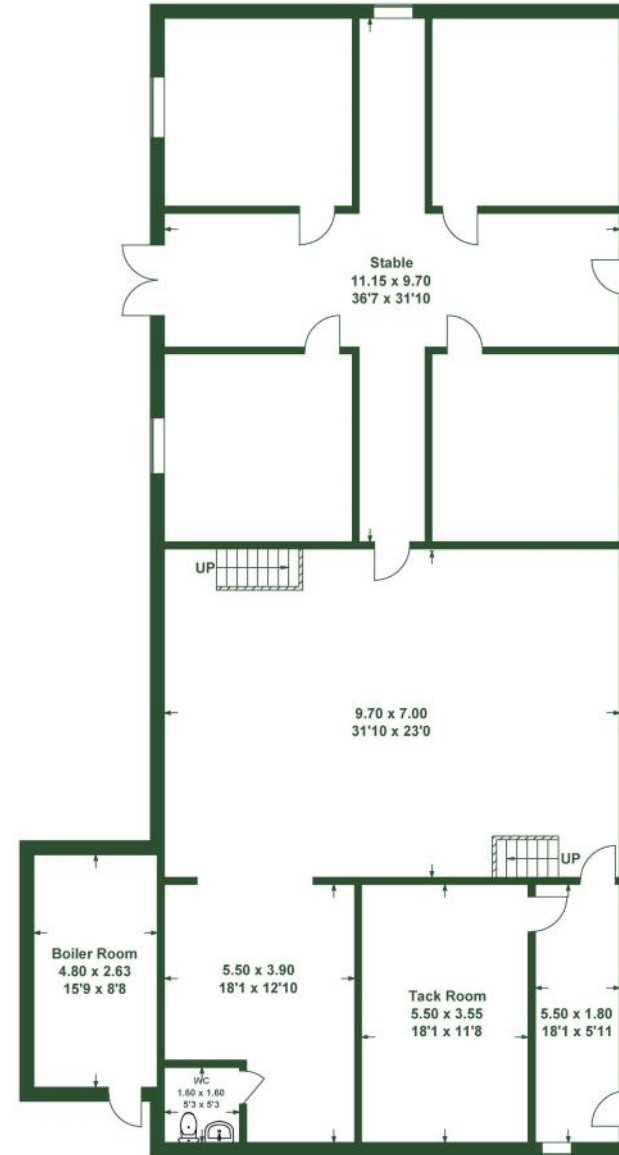
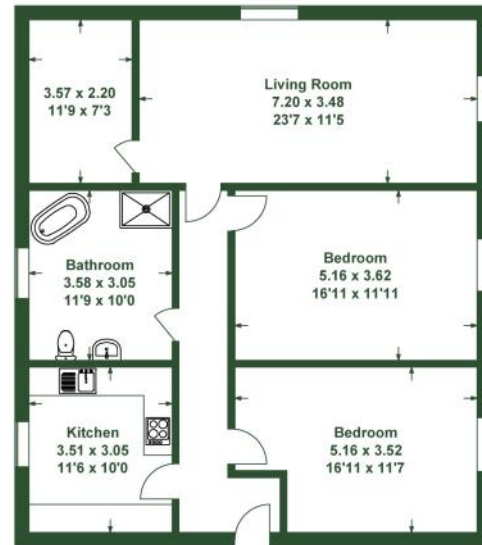
Main Farmhouse

Stables : 402.02 sq m / 4327 sq ft

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Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media

Armitstead Barnett 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 Barnett 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 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 Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



Second Flat (Above Tac Room)

First Flat (Above Stable)

Stable

Flats 1 & 2

Barn Ground floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	23 F	
1-20	G		

Meanygate Farmhouse

Flats 1 & 2: EPC Rating - E



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