

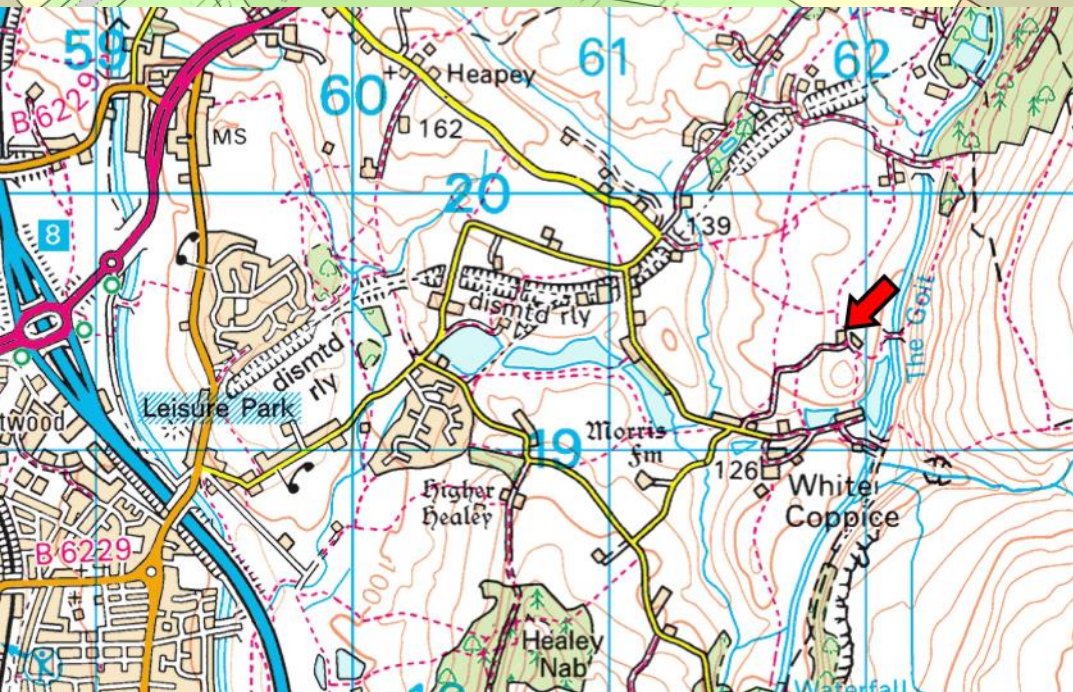
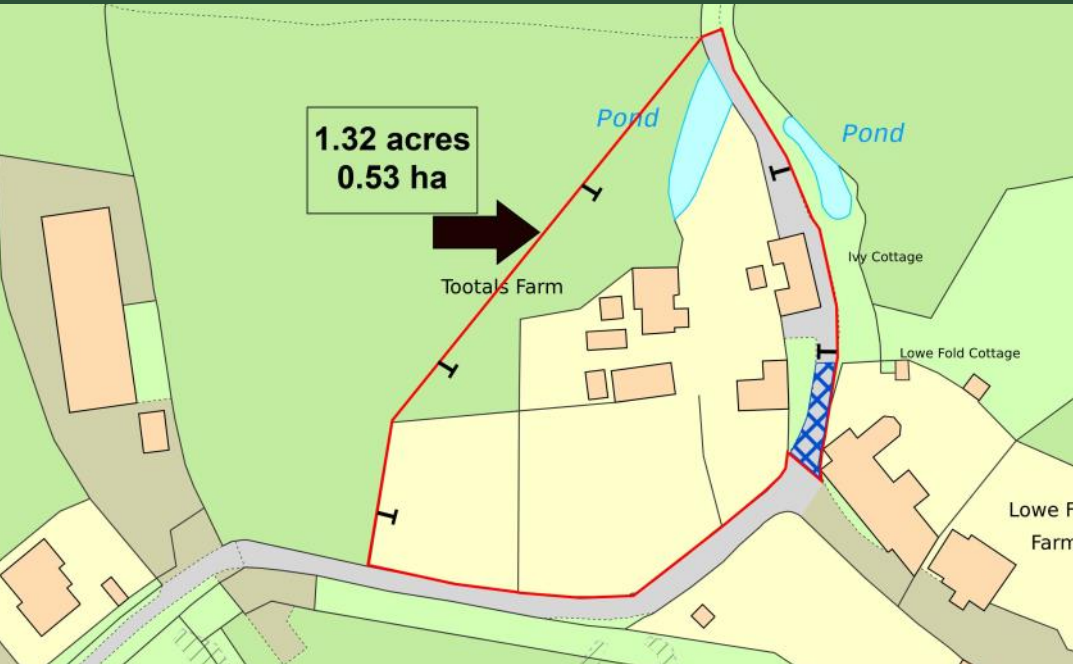
Offers Over £950,000



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Tootals Farm, Coppice Lane, Heapey, Lancashire, PR6 9DD





## Tootals Farm, Coppice Lane, Heapey, Chorley, Lancashire, PR6 9DD

Offers Over: £950,000

- Located at the edge of the West Pennine moors with access to some of the most beautiful countryside.
- Rare development opportunity.
- Three bedroomed character farmhouse.
- Two detached traditional stone barns.
- Further outbuildings all with tremendous development potential (subject to gaining planning permission).
- Set in a plot of 1.32 Acres (0.53 Hectares).
- Additional 14.84 Acres (6 Hectares) available by separate negotiation.



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Location, Location, Location!

Tootals Farm is set just off the edge of the desirable hamlet of White Coppice. This stunning development opportunity has been owned by the same family since 1953 and is almost the last remaining undeveloped farmstead in the area.

The property is situated in a stunning and picturesque location with a backdrop of the moors and beautiful unrestricted views to three elevations. The property is just a five-minute walk via footpath over the Lowe to the well-known White Coppice Cricket Field which is regarded as one of the prettiest in Lancashire. Superb walks and bridle paths along the Goit which runs from Rivington to Brinscall, one of the many attractions of this relatively unspoilt area.



The property offers tremendous scope to create a small complex of high value residential properties or indeed one bespoke family dwelling which has the advantage of up to a further 14.84 Acres (6 Hectares) available by separate negotiation. This property is going to be of interest to developers, speculators, equestrian and lifestyle purchasers. A rare opportunity and early viewing is advised.





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The original farmhouse sits to the front of the plot which is a traditional stone under flagged roof dwelling currently providing for a kitchen, living room and single storey store to the ground floor and to the first floor three bedrooms and bathroom. The farmhouse is very much a blank canvas and needs a complete programme of modernisation and refurbishment and possible extension/reconfiguration (subject to planning consent). The potential of the site is very much within the farmyard.



Set opposite the farmhouse is a large detached double height stone under slate barn with side extension which enjoys a northeast aspect. A further double height stone barn is located to the western edge of the plot which enjoys stunning open views to the west elevation. A further detached concrete block foundation sectional timber workshop offers significant alternate use potential.

The whole plot sits in 1.32 Acres or gardens, grounds and orchard, enjoying a private access shared with just a handful of other users.

The property also has the advantage of up to 14.84 Acres (6 Hectares) of agricultural land surrounding if purchasers require, available by separate negotiation.



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## General Remarks

**Services:** The property has the benefit of mains electricity. Private water supply (spring-fed). All purchasers are to satisfy themselves to the presence of service prior to exchange of contracts.

**Drainage:** the property is currently serviced by septic tank, believed to be non-compliant with latest Binding Regulations and all purchasers must make their own enquiries and take overall responsibility to comply with Binding Regulations.

**Parking allocated and number of spaces :** Driveway parking.

**Construction Type :** Stone under slate.

**Building Safety :** Bams and outbuildings in poor structural condition.

**Restrictive Covenants :** None known.

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

**Conservation Area / AONB :** N/A

**Easement, and Wayleaves or Rights of Way :** Right of way along access track.

**Footpaths / Bridleways :** Footpaths affect the subject property. We understand that a footpath runs to the eastern edge of the subject property.

**Flooding :** According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** The property is not subject to any unimplemented planning consents.

**Title Plans and Area:** The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

**Coal field / mining area :** Within the LANCS Coal Mining Reporting Area. Information obtained from the Local Authority and British Geological Survey.

**Boundary Responsibilities:** The purchaser will be responsible for the erection of new boundary fences. The specification agreed with the vendor.

**BPS/Stewardship Agreements:** None known.

### Communications :

Broadband: Standard broadband available in the area

Mobile signal: Limited indoor and likely outdoor signal available in the area

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

**Mortgage ability :** As far as we are aware it is possible to secure a mortgage against the property however the agent confirms that the residential property is in need of a full programme of modernisation which may affect its residential mortgage criteria.

**Title & Tenure:** The property is offered for sale Freehold under Title LAN258519 and LAN279557 with vacant possession upon completion.

**Local Authority:** Chorley Borough Council    **Council Tax:** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Richard D Fumival. 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 :** obligated.recent.servers

**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.

**Health and Safety:** Given the potential hazards of the property we would ask that views be as vigilant as possible when inspecting the property for their own personal safety. Care should be taken even when accompanied. Please do not climb gates, fences or ancillary equipment on the property. Armitstead Bamett as sole selling agents accept no responsibility for any loss or damage caused when viewing the property.

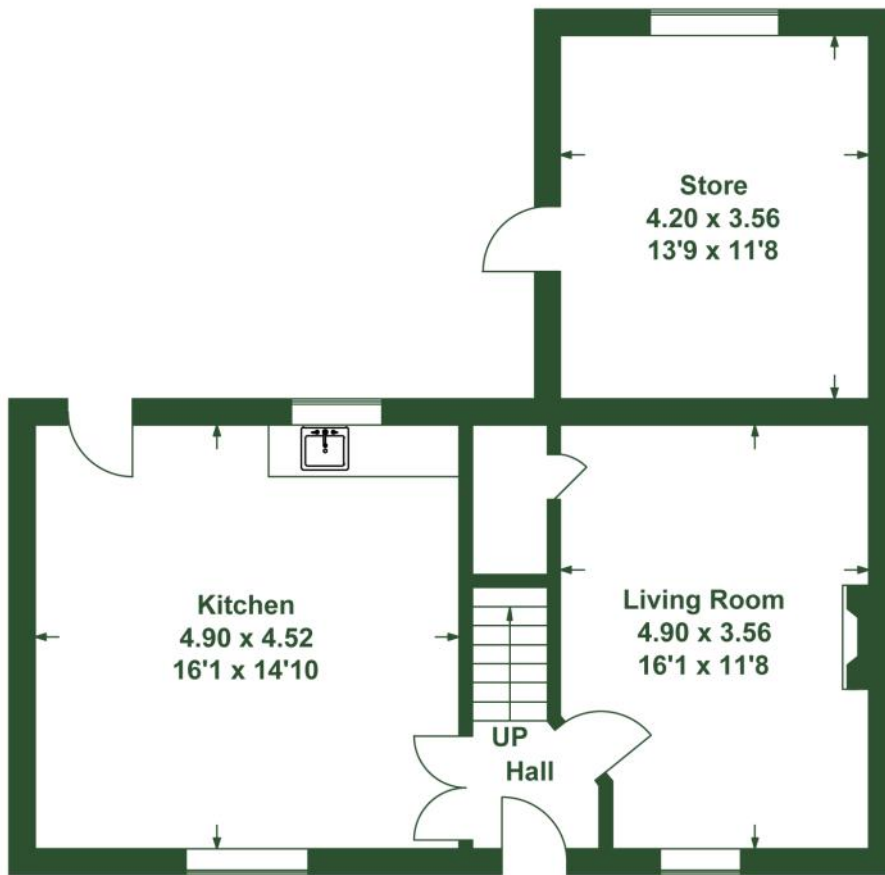
**Method of Sale:** The property is for sale by Private Treaty. The guide price offers in the region of £1,000,000.

**SUBJECT TO CONTRACT**

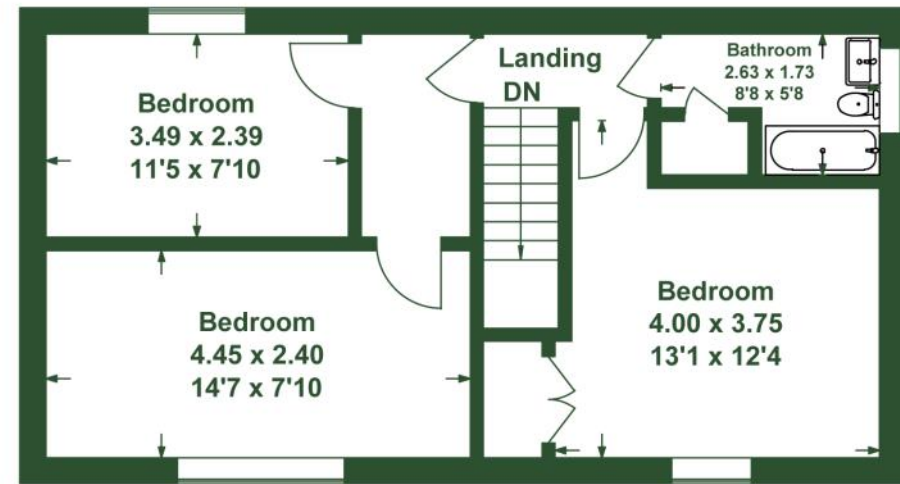


Approximate Gross Internal Area : 110.39 sq m / 1188 sq ft

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



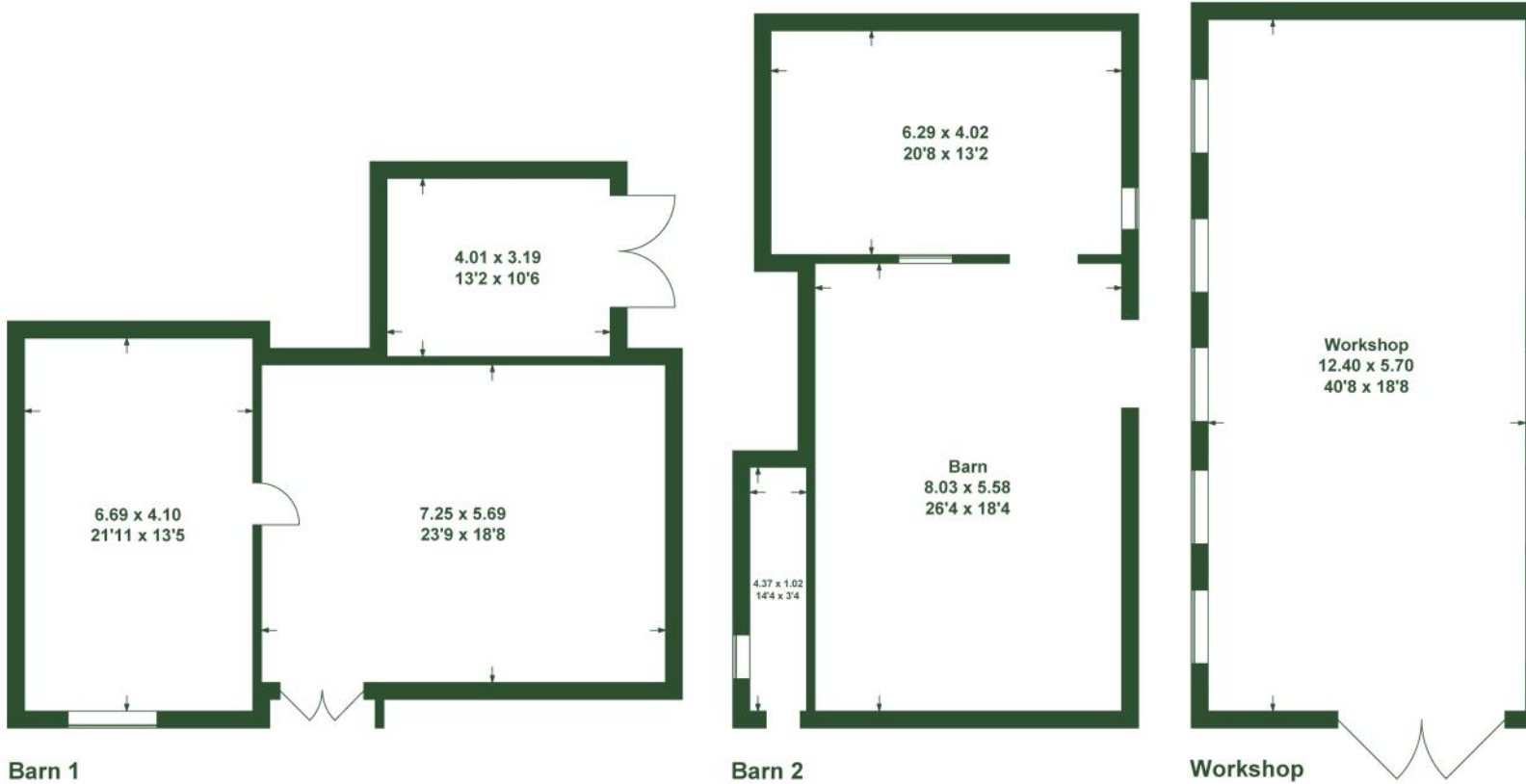
Ground Floor



First Floor


Approximate Gross Internal Area :  
 Barns : 158.31 sq m / 1704 sq ft  
 Workshop : 70.68 sq m / 761 sq ft  
 Total : 228.99 sq m / 2465 sq ft

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>9</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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