

Offers Over £700,000

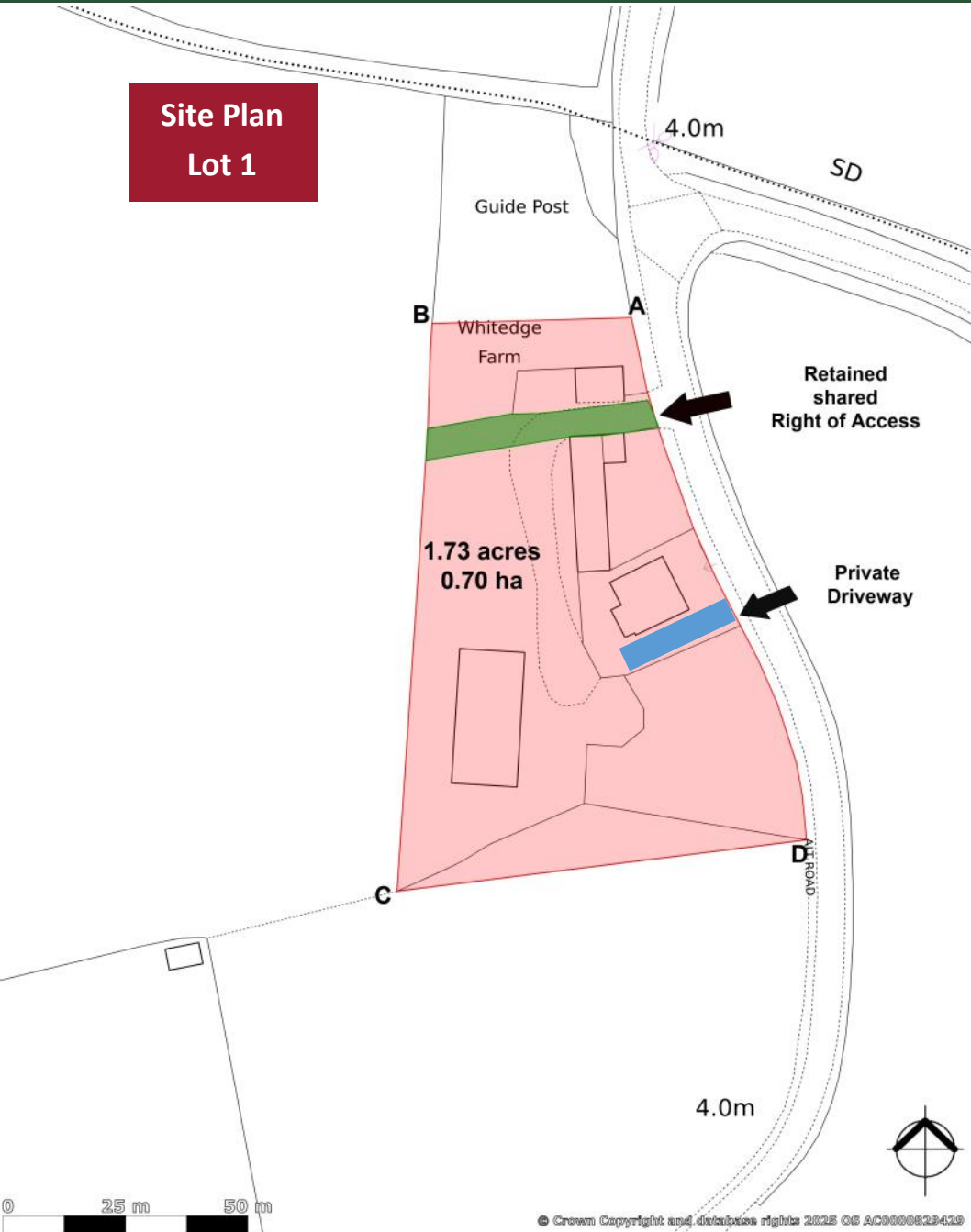


Armitstead  
Barnett

Whitedge Farm, Alt Road, Hightown, Liverpool, L38 3RF



Site Plan  
Lot 1



## Whiteedge Farm, Alt Road, Hightown, Liverpool, L38 3RF

For sale by Private treaty -  
Offers Over £700,000

- Substantial character four bedroomed, Grade-2 listed farmhouse.
- Range of traditional buildings with potential for some alternative uses.
- Further large steel portal framed building.
- Set in a spacious plot.
- Land and tree-lined property in a total plot of **1.73 Acres** [0.70 Hectares].
- Lovely sought-after edge of village location.
- Additional land may be available from Lot Two by separate negotiation.



4



2



With so much potential this wonderful, detached character home offers 4 good-sized bedrooms, 4 comfortable living rooms downstairs plus a single storey extension, set off Alt Road with large private gardens, trees and small paddock beyond. The house enjoys some lovely features with the property dating back to the later part of the 18th Century with some later additions.

The farmhouse is Grade 2 listed with a lovely double depth, double-fronted two-storey symmetrical front with solid brick under rough cast render, a beautiful, moulded gutter cornice and a round-headed central doorway add to the character and charm of this property.

The farmhouse does need a complete programme of improvement, modernisation and refurbishment. There is clear evidence of structural integrity issues to parts of the house but to the right purchaser, it would make an impressive statement property.

The successful purchaser will have the ability, if they wish, to acquire additional land forming lot 2 as indicated on the plans up to 13.71 acres. *(Please note for the avoidance of doubt the land will not be available separately)*



One of the many highlights of this property would be the detached traditional single-storey barns set adjacent to the house which comprise lovely red brick under slate, former loose boxes and cart houses which offer some potential alternative uses (subject to gaining necessary planning consent), set within private gardens and grounds, totalling 1.73 Acres [0.70 Hectares OTA].

To the rear of the plot also sits a very useful steel portal frame building which has formerly been used for agricultural storage but could easily be adapted to suit a purchaser's requirements.

Overall, an exceptional re-development opportunity of a statement dwelling.



The property is nestled directly off Alt Road, just on the edge of the sought-after village of Hightown. The property combines accessibility whilst enjoying a lovely rural location being within easy access for schools in Formby and Crosby. The village is served by Hightown railway station on the Northern Line with services running to Southport and to Liverpool. The property is located just a short distance from Hightown beach and scenic coastal walks. The village is well-served by local bus routes and the renowned Blundellsands Sailing Club and Hightown Sports Club.



Internally the front entrance door leads into a welcoming hallway with stairs directly off, front lounge, with window to front elevation and original fireplace, living room with window to the front. There is a rear dining room/sitting room. The kitchen is in the rear extension. The inner hallway leads to a reception room with storage space and WC with adjoining shower/washroom. To the first floor can be found 4 good-sized bedrooms, further storage area which could be converted into en-suite facilities and a large family bathroom.

Gardens to the front and side complement this character Grade 2 dwelling. Adjacent to the farmhouse is an L-shaped range of single storey, handmade brick buildings under pitched slate roof, former loose boxes, storage areas and two cart houses by the yard entrance.

To the rear of the dwelling is a large steel portal frame and corrugated tin storage building that measures approximately 90 ft x 44 ft, with a double-fronted opening at the front and single access door to the rear. The gardens and grounds of the property extend to **1.73 Acres** [0.70 Hectares ota].

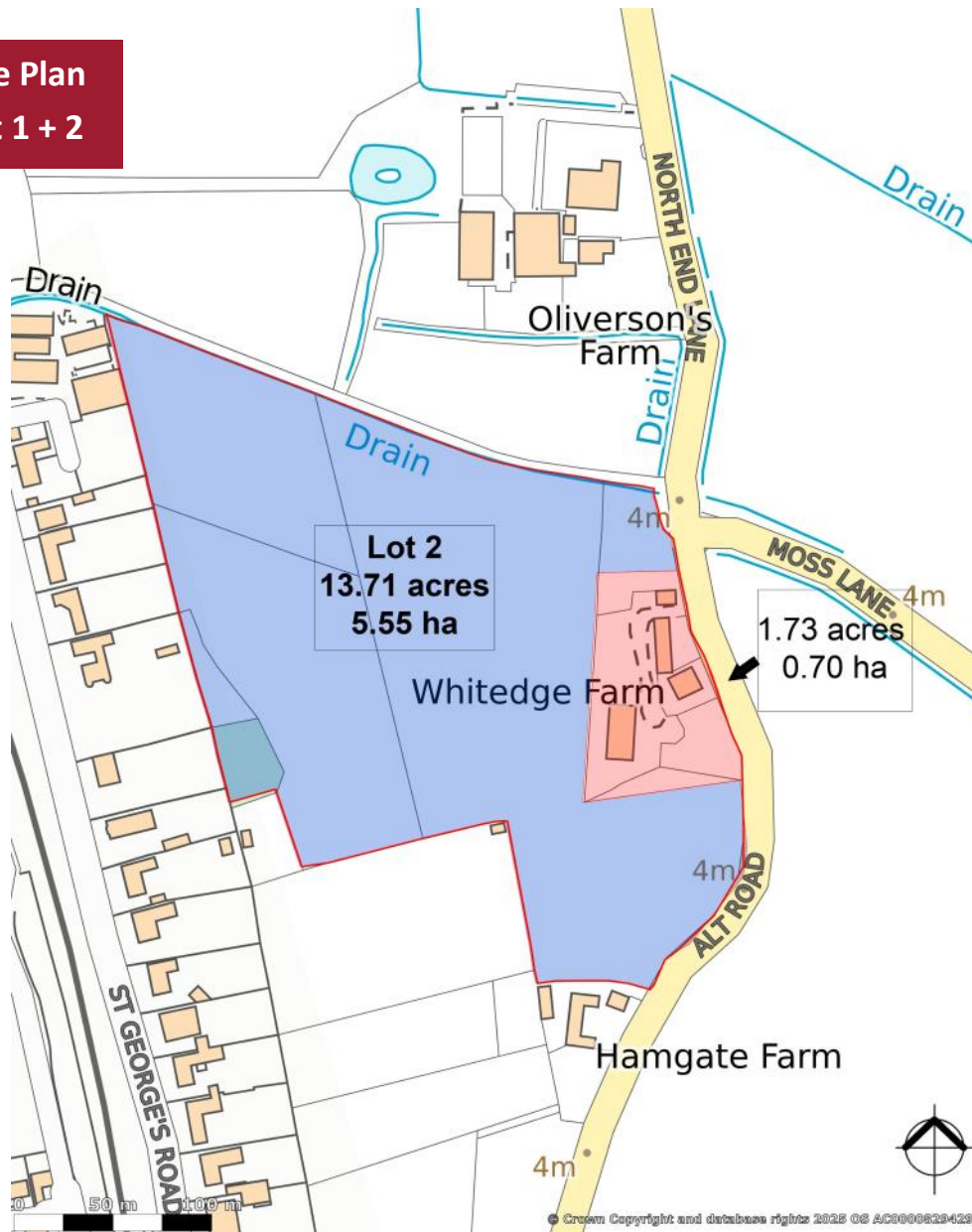
*Additional land may be available by separate negotiation*

Overall, a wonderful property with endless opportunities.



**Site Plan**

**Lot 1 + 2**



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**abarnett.co.uk**

## General Remarks

**Method of sale** - Whitedge Farm is offered for sale by Private Treaty. The seller reserves the right to amalgamate or exclude the property or land at any time and generally amend the particulars of sale.

**Tenure & possession** – The property is offered Freehold with vacant possession upon completion.

**Services** – The property has the benefit of mains electricity, mains water. Heating is by way of oil-fired central heating. Foul drainage by way of septic tank. Please note the septic tank is non-compliant with the latest Binding Regulations and any purchaser must factor this in when making their offer.

**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.

**Photos, Plans and Measurements:** 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.

**Restrictive Covenants/Overage Clauses** : Please note that if any part of lot 2 is acquired , it will contain an overage clause which will reserve to the vendors 50% of the uplift in value subsequent to planning consent for change of use to residential or commercial usage. The trigger being the implementation or sale of the land with the benefit of planning which ever the sooner. The overage period being 25 years from completion date.

**Listed building** : The property is listed with Historic England Listed Building Entry No. 1257757.

**Conservation Area / AONB** : The property is not located in any conservation or AONB status.

**Communications** : Most broadband operations available in the area.

**Easement, and Wayleaves or Rights of Way** : The vendors reserve a right of access across the property as shown green to service retained (if any) agricultural land surrounding.

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

**Health & Safety** – Given the potential hazards of a previous working smallholding we would ask you to be as vigilant a possible when inspecting the farmhouse and farm buildings for your own personal safety, in particular around the farm buildings.

**Coal field / mining area** : Not applicable.

**Mortgage ability** : The property has some structural integrity issues and is of Grade 2 nature therefore it may be more suited to cash buyers. Potential purchasers are advised to seek early clarification from suitable mortgage broker.

**Local Authority:** Sefton Borough Council

**Council Tax:** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Alex Blundell. 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** : [dads.canoe.fewest](https://www.what3words.com/dads.canoe.fewest)

**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.

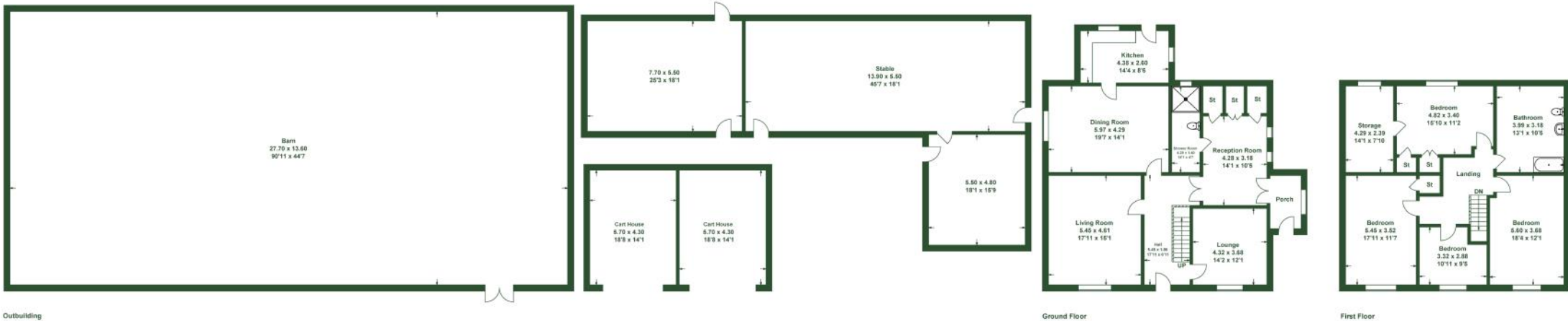
**Mortgage Referrals** : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would 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.



Approximate Gross Internal Area : 231.15 sq m / 2488 sq ft  
 Outbuilding : 523.46 sq m / 5634 sq ft  
 Total : 754.61 sq m / 8122 sq ft



The floorplans are for illustrative purposes only. It is not deemed to create any contractual obligations. All dimensions are approximate and measured on site.



Outbuilding

Ground Floor

First Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	17 G	