

Price £600,000



Armitstead  
Barnett

Halliwell Lane, Chorley, Lancashire, PR6 7EZ





## Halliwell Lane, Chorley, Lancashire, PR6 7EZ

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- Two bedroom semi detached home.
- Lounge & kitchen diner.
- Set in roughly 2.7 acres (1.09ha) OTA.
- Stable block, open barn and barn.
- Two paddocks to the rear.
- Outline planning permission granted for the erection of two detached dwellings following the demolition of existing buildings - 23/00672/OUT



2



2



Situated in the popular and highly sought after location of Whittle-le-Woods is this semi detached home. The property is within a short drive of the market town of Chorley along with the associated major motorway connections including the M6, M61 and M65, making it a great property for those who commute, Manchester, Blackburn and Preston are all within easy reach. There are some good local schools along with village amenities nearby.

Entry into porch opening up into the lounge with a feature fireplace, providing a focal point and a cosy feel to the room. The kitchen offers a range of wall and base units with plenty of space for dining. Off the kitchen is access out to the side of the property and there is also a very useful shower room.

To the first floor there are two double bedrooms along with a family bathroom.

Externally, to the side of the property is off road parking for several vehicles leading to a good sized barn, providing a buyer with a variety of uses. There is also currently a stable block and an open barn beyond, there has been Outline Planning Permission granted for demolition and erection of two dwellings in replacement (23/00672/OUT)

The stables could however be put to good use with two paddocks to the rear of the property, measuring roughly 2.4 acres (0.97 ha) OTA, ideal for equestrian use.

To the rear of the home is a private garden, the perfect space to wind down and space for the family to enjoy.

This home must be viewed to appreciate the potential on offer coupled with the highly accessible and sought after location it is found within!







## General Remarks

**Services:** The property has the benefit of mains water, gas and electricity. Heating is by way of an gas central heating system. Drainage is via septic tank.

**Please note:** Amitstead 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 :** Driveway parking.

**Construction Type :** Standard.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**General Remarks :** NA

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

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

**Easement, and Wayleaves or Rights of Way :** The property benefits from a right of way along the private access road.

**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 :** Outline planning permission granted for the erection of two detached dwellings following the demolition of existing buildings - 23/00672/OUT

**Accessibility adaption information :** N/A

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

### Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Likely indoor and likely 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.

**Please note:** Amitstead 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.

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

**Local Authority:** Chorley Council      **Council Tax:** Band C

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. 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 :** beamed.defend.remainder

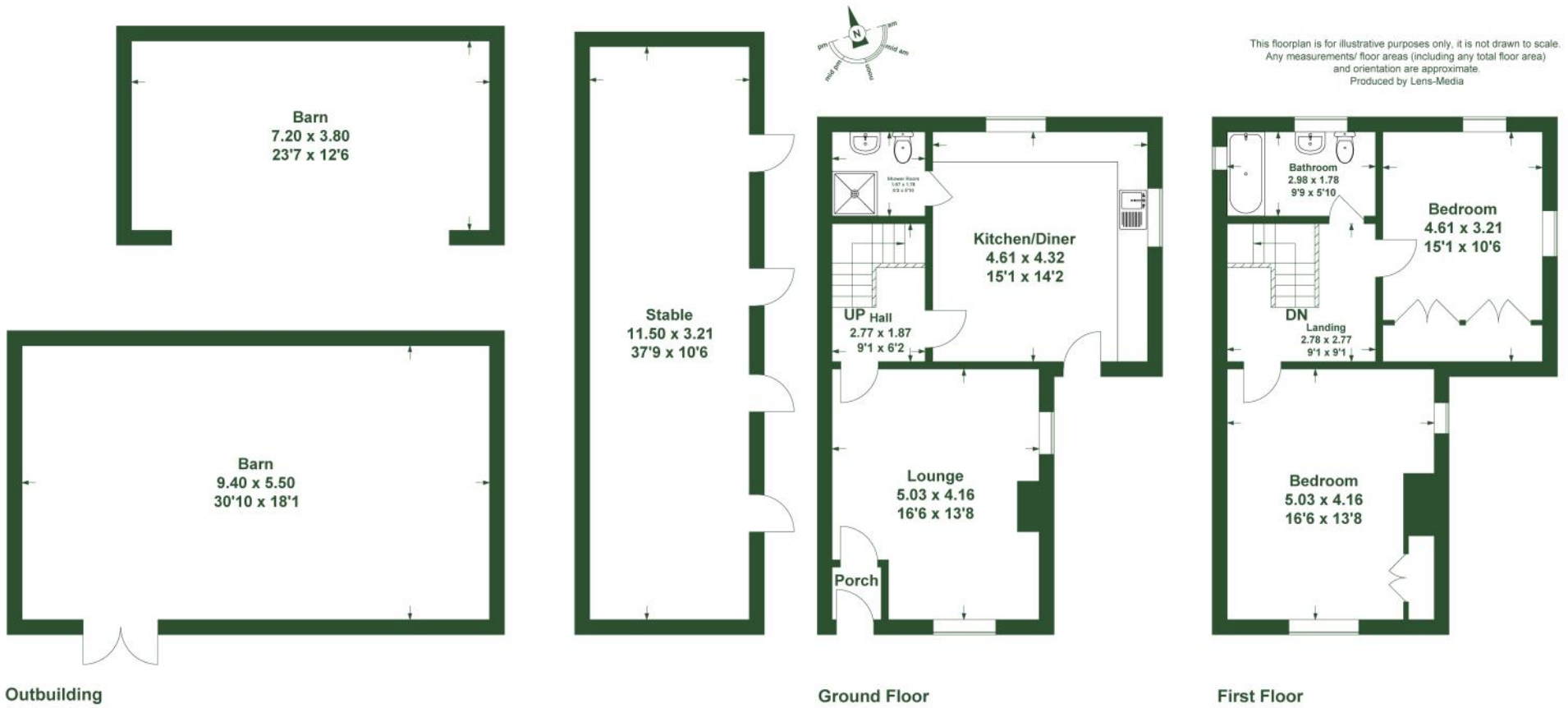
**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will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

Approximate Gross Internal Area : 101.55 sq m / 1093 sq ft  
 Outbuilding : 115.97 sq m / 1248 sq ft  
 Total : 217.52 sq m / 2341 sq ft



**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 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 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 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 intending 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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