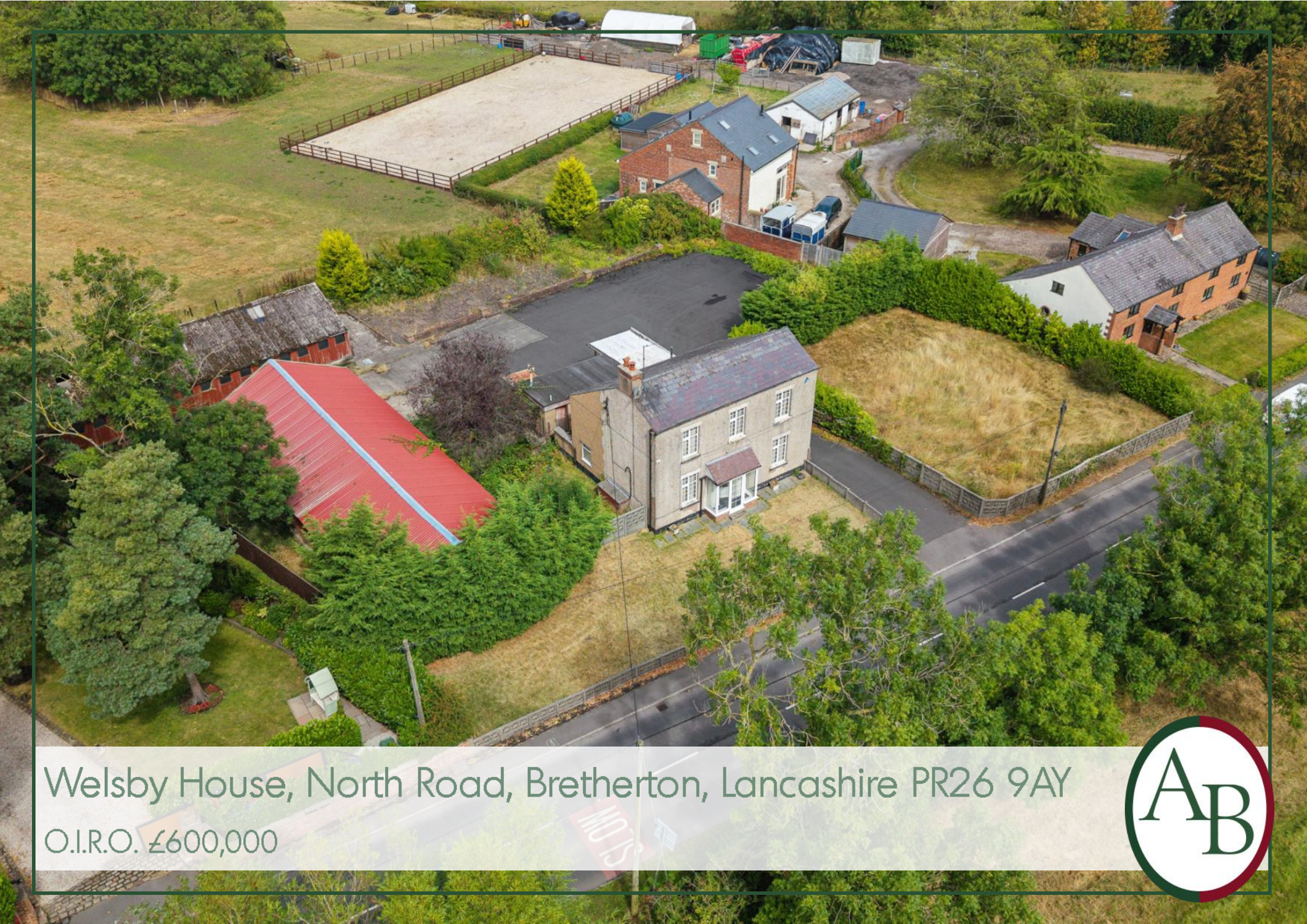




Welsby House, North Road, Bretherton, Lancashire PR26 9AY

O.I.R.O. £600,000





Welsby House, North Road, Bretherton, Lancashire PR26 9AY

Offers in the region of £600,000



3 Bedrooms



1 Bathroom



0.57 Acres



- Redevelopment opportunity.
- The property is in need of full modernisation or redevelopment.
- Double fronted detached home with a range of former poultry cabins.
- Set in a plot extending to 0.57 acres (0.23 ha) or thereabouts.
- Lovely Bretherton location with good access to the main road and motorway network, ideal for commuters.



This property has so much potential and currently offers a red brick under pitched slate roofed farmhouse along with two poultry cabins offering further scope for potential. The property is set in a plot of 0.57 acres (0.23 ha) or thereabouts.

The property is entered from the front entrance porch which has windows to two sides and a UPVC glazed door at the front. There is a part glazed door into the entrance hallway.

The entrance hallway has doors leading off to ground floor rooms and a staircase which rises up to the first floor. There is a further hallway and the sitting room has windows to the front of the property and an open fire with open archway to the back sitting room area. The back sitting room has windows to the rear and side allowing plenty of natural light and there is a door leading back through to the back hallway. The back hallway has a single glazed door into the rear hallway and the rear hallway has views out to the rear and a door to the rear.



The kitchen has views out to the rear and side of the property, there is also a range of wall and base mounted kitchen units with contrasting work surfaces over. There is an electric cooker and grill, electric hob, integrated fridge/freezer, integrated dishwasher as well as a stainless steel sink unit.



The staircase rises up to the spacious landing where there are doors off the three bedroom spaces. Bedroom 1 has views to the front of the property whilst Bedroom 2 has views to the rear and includes a range of fitted cupboards along with overhead storage.

From the landing, there is a walk-in wardrobe with ample hanging space for two walls and part restricted head height. Bedroom 3 has views to the front and side of the property and includes a range of fitted wardrobes with overhead storage.



The family bathroom has windows to the rear and side and includes a corner bath, WC, pedestal wash handbasin and shower. The airing cupboard is also found in here.



Externally, **building one** has blocked walls to the lower portion with timber sectional construction over, under a pitched asbestos roof with timber single glazed frost windows to two sides, timber double sliding doors to the end elevation, concrete flooring and former ceiling mounted ventilation.

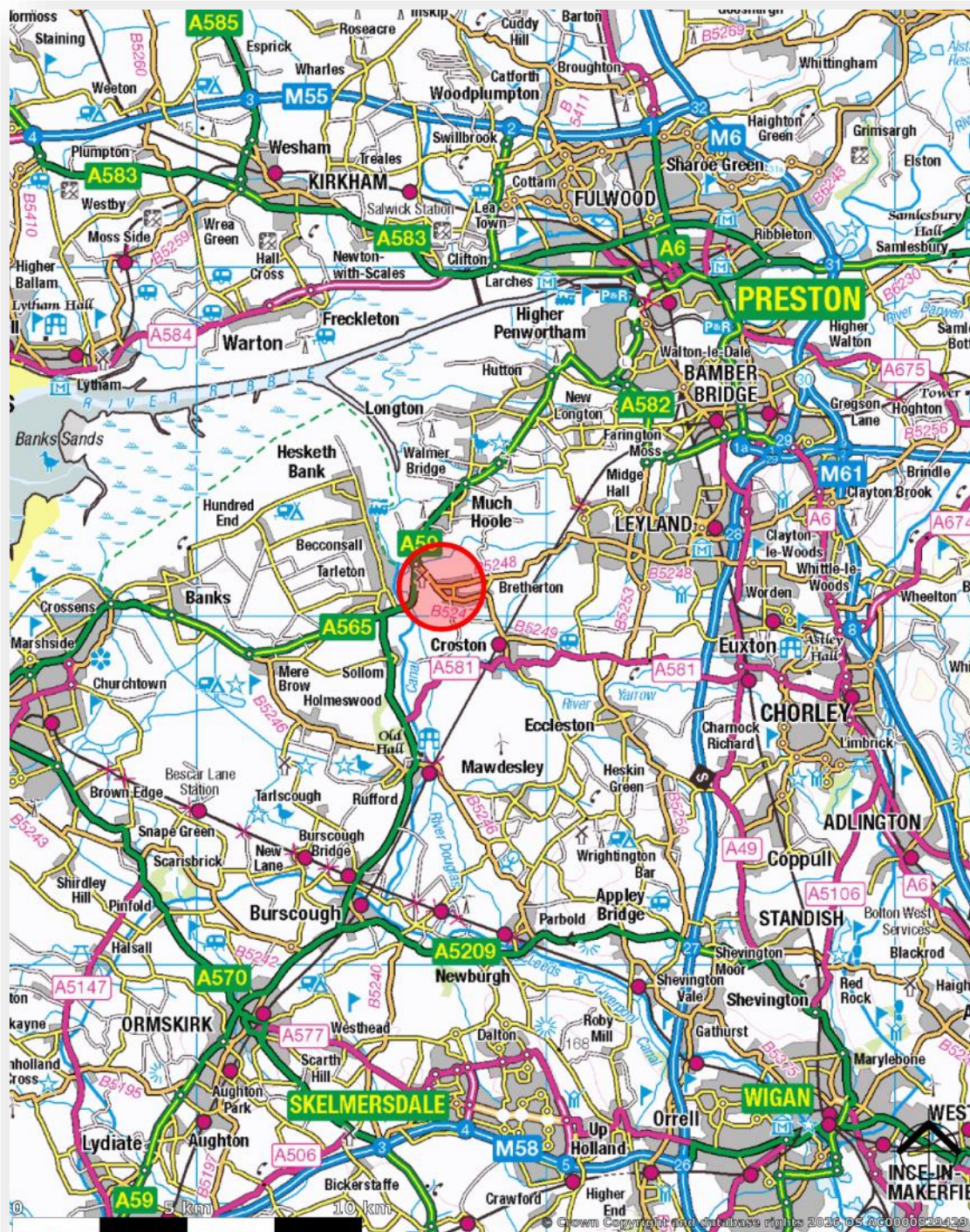
Building two forms a poultry cabin comprising brick portions with timber sectional construction over, under an insulated corrugated iron roof with timber sliding doors to side elevation complete with small office and WC.

Building three is of rendered brick construction and a mono pitched felt roof building.

The front of the property enjoys a lawned garden area and a small side garden along with a side paddock. The driveway leads through to a large parking and turning area ahead of the buildings.







Location

Bretherton is a charming and well regarded Lancashire village ideally positioned between the popular market towns of Chorley and Southport and surrounded by attractive open countryside. Local amenities can be found in the village and neighbouring communities with everyday shopping, schools, cafes and services readily available.

The area is particularly appealing to those seeking country walks and outdoor pursuits with the surrounding outdoor countryside providing a wonderful backdrop. Despite its rural feel, Bretherton is a place for commuting with easy access towards Leyland, Preston, Chorley and the motorway network whilst rail services are available in nearby Preston and Euxton.

General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an oil fired central heating system.

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

Construction Type : Rendered over brick construction with pitched slate roof to the main house.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

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

Footpaths / Bridleways : We understand that there are no footpaths or bridleways affecting the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencies website the property sits in flood zone 1 with a low chance of flooding.

Unimplemented Planning Consents : We are not aware of any unimplemented planning consents.

Planning Consents affecting the property : We are not aware of any implemented planning consents affecting the property.

Accessibility adaption information : N/A

Coal field / mining area : According to information obtained from the Local Authority and British Geological Survey, the property is not situated within a coal field / mining area.

Communications :

Broadband: Standard and ultrafast available in the area

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

B4RN : Vendor advised the property is not connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.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.

Date of images - August 2026

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.

Title & Tenure : The property is offered for sale Freehold 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 Hannah M Towers. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : desktops.argued.acted

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.

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

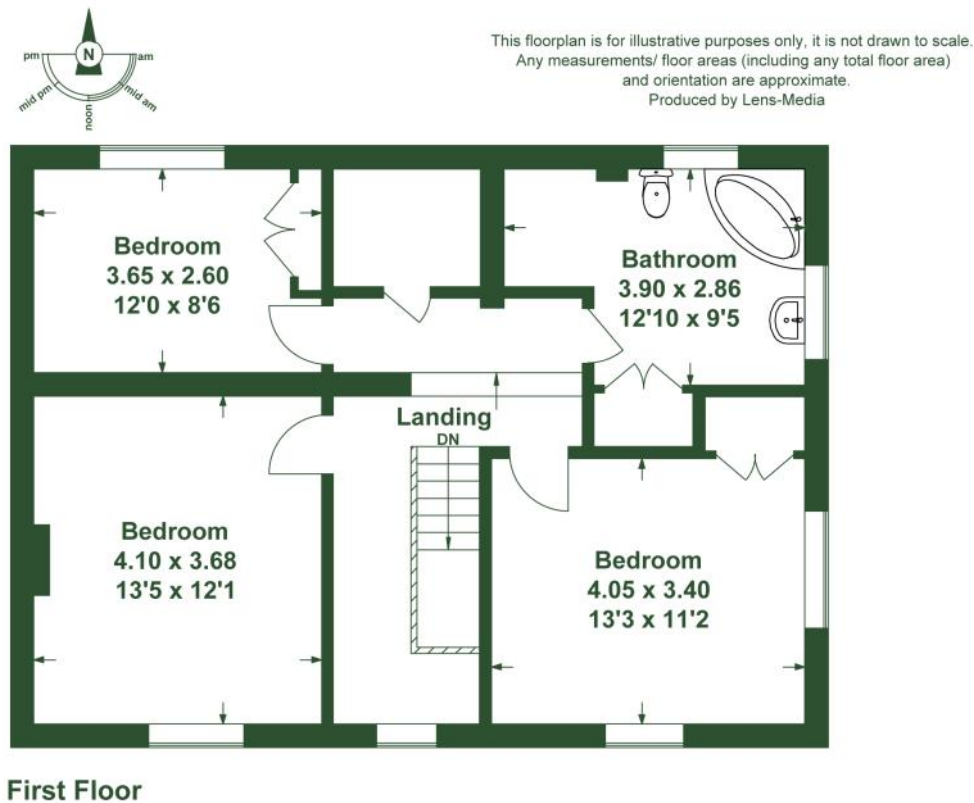
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

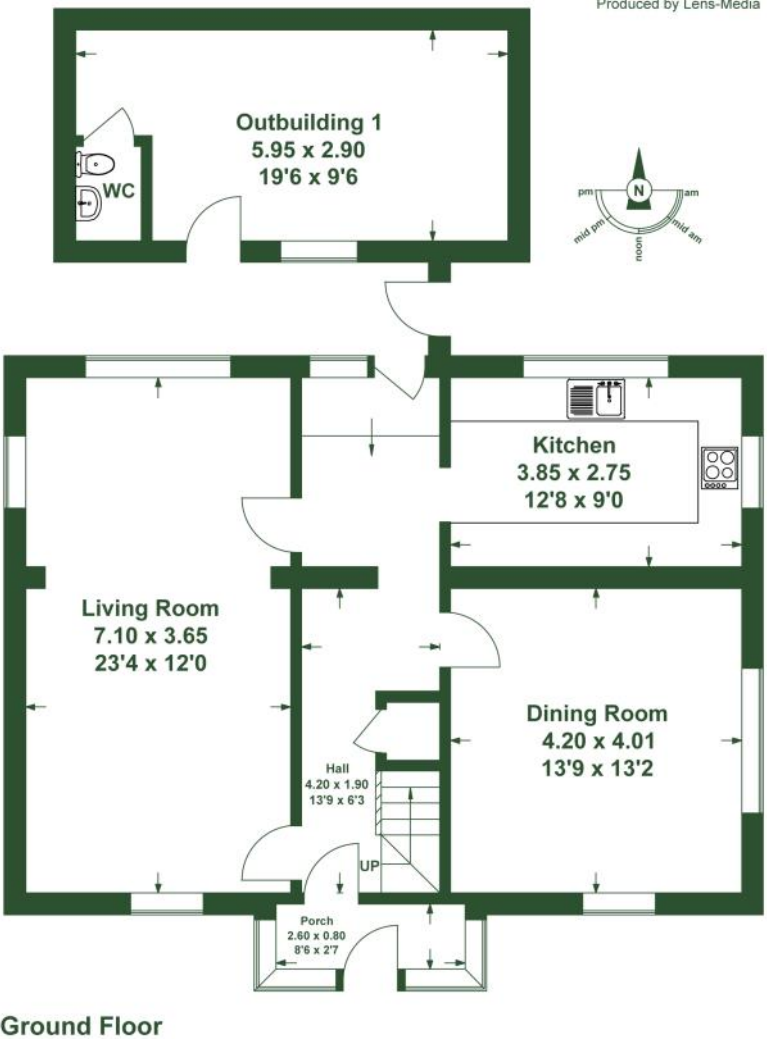


Approximate Gross Internal Area : 70.00 sq m / 753 sq ft



Approximate Gross Internal Area : 72.73 sq m / 783 sq ft
Outbuilding : 17.25 sq m / 186 sq ft
Total : 89.98 sq m / 969 sq ft

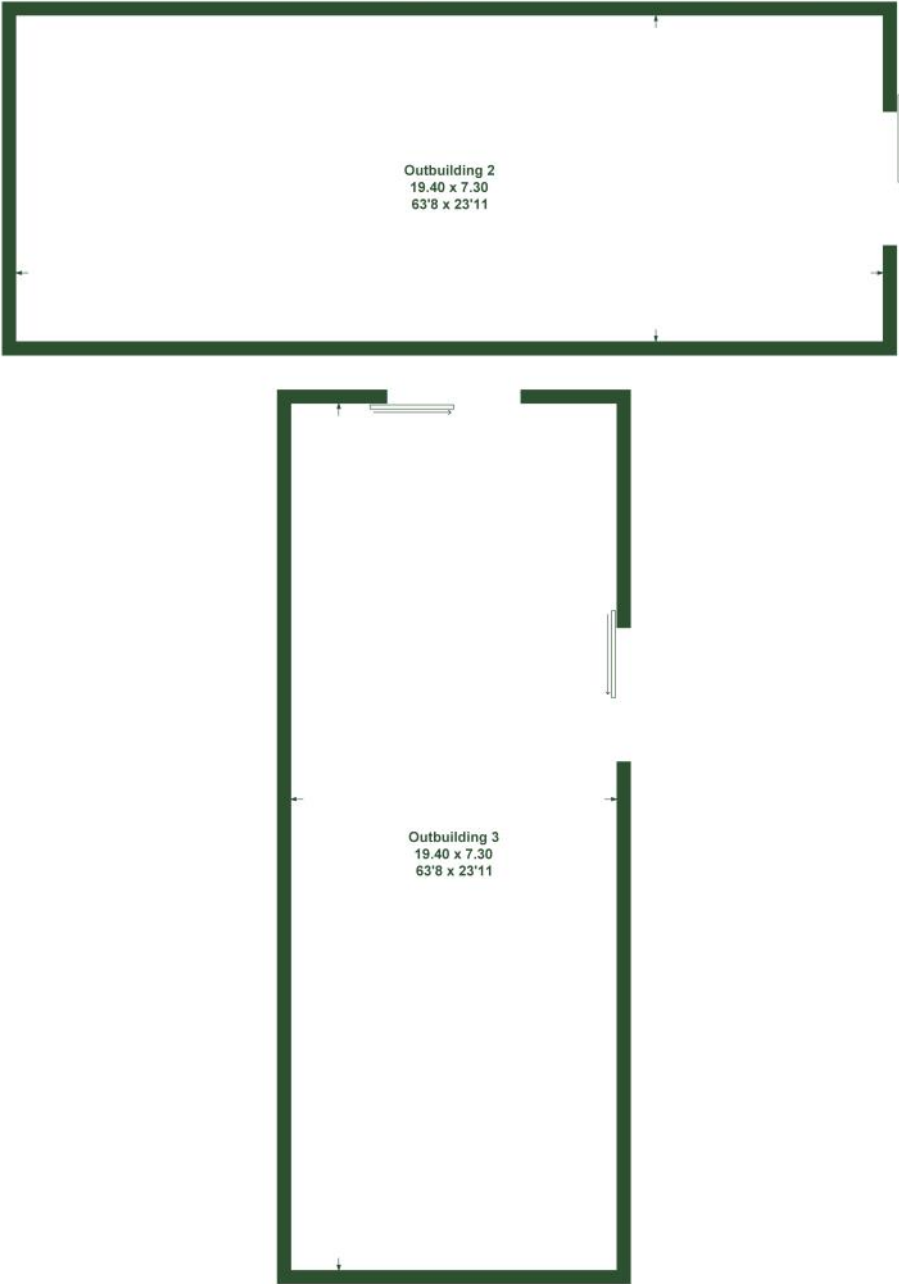
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Outbuilding : 283.24 sq m / 3049 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 no-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 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 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		71 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

Outbuildings



North Lancashire

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South Lancashire

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Ribble Valley

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