



FOR SALE

BY PRIVATE TREATY

SPRINGFIELD FARM, NORTH ROAD,
BRETHERTON, PRESTON,
PR26 9AY

£400,000

A unique opportunity to purchase an attractive character property, set in its own grounds extending to 0.44 acres (0.18 ha) or thereabouts with a detached double garage and timber outbuilding. In need of modernisation, the property has excellent potential to extend, subject to the necessary planning permissions.

Location and Description

Springfield Farm is situated on North Road to the north west of the sort after rural village of Bretherton, in Lancashire. The property is accessed along a private gravel drive and comprises a detached two/three bedroom house, detached double garage, workshop/outbuilding and established mature gardens.

Directions

The property is located on North Road, Bretherton. From the A59 Liverpool Road, at Carr House roundabout take Carr House Lane (B5247) signposted to Bretherton proceed along this road for approximately 0.6 miles. Take the first left onto North Road and the property is situated on your left, after 140m. From the east the property can be accessed directly off North Road if coming from the Leyland direction or by following the B5247 through Bretherton and taking the first right once you are out of the village onto North Road.

Farmhouse 53.10m² (518ft²)

The property is an attractive traditional farmhouse of brick construction under a pitched slate roof with timber framed windows and benefits from a number of period features including wooden floors, stable doors, original cast iron fire place and a Belfast sink.

The property is in need of modernisation and internally comprises porch, kitchen, sitting room, dining room, two large double bedrooms and a spacious family bathroom on the first floor.

Externally, extensive lawned gardens with mature trees and shrubs are located around the property. The property sits in a plot of 0.44 acres (1,796 sq m).

Double Garage 32.13m² (346ft²)

A detached double garage of brick construction with a pitched slate roof is situated at the end of the gravel drive. Height to eaves 2.32m, height to ridge 4.03m.

Timber Outbuilding 35.42m² (381ft²)

Located on the north gable of the farmhouse sits a single storey timber outbuilding. Height to eaves 1.70m, height to ridge 2.99m.

Measurements

All measurements are approximate.

Boundaries

The purchasers are to be responsible for the maintenance of all boundaries within the red edge on the attached plan.

Tenure and Tenancies

The property is for sale freehold with vacant possession.

Covenant

The property can only be used as a single dwelling and the land may only be used in conjunction with the existing dwelling house.

Local Authority

The local authority is Chorley Borough Council, Civic Offices, Union Street, Chorley, Lancashire, PR7 1AL

Council Tax

The property is classified as Band C for the purposes of Council Tax.

Town and Country Planning

The property is classified as Green Belt as defined within the Chorley Local Plan 2012-2026.

Viewing

Strictly by appointment with the sole agents, Acland Bracewell Surveyors Limited. Please contact: Ellie Jones.

Health and Safety

Prospective purchasers are reminded that they view the property at their own risk and that neither the vendor nor Acland Bracewell Surveyors Ltd offer any warranty for the property. Prospective purchasers must take all reasonable precautions when viewing.

Method of Sale

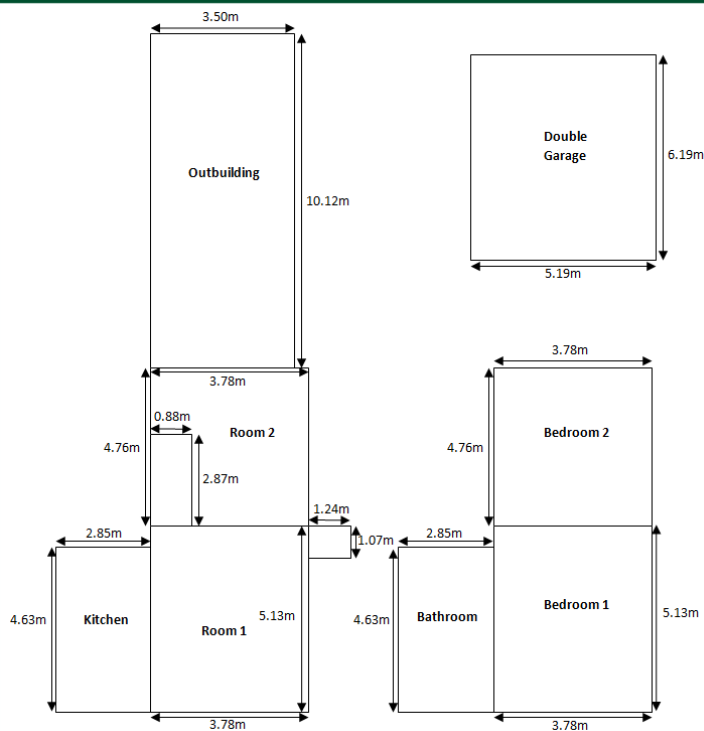
The property is offered for sale by private treaty at £400,000.

Costs

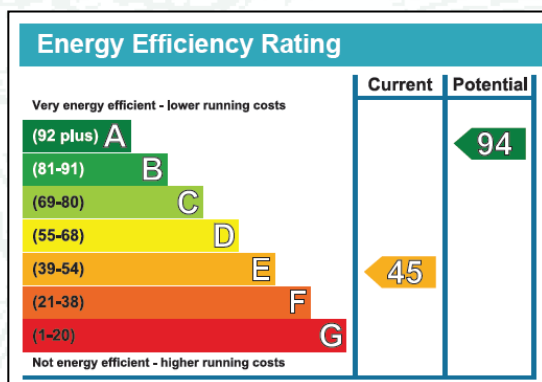
The purchasers to pay the vendors legal and surveyors costs in the negotiation and completion of the sale.

Services

The property benefits from mains water and sewerage, electricity and gas fired central heating.



Floor plan & site plan not to scale. Strictly for identification purposes only.



PROPERTY MISDESCRIPTION ACT 1991

Acland Bracewell Surveyors Limited for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

- a) All descriptions, plans, dimensions, references to condition 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 and any intending purchasers or lessees should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- b) Any electrical or other appliances on the property have not been tested, nor have any drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract.
- c) No person in the employment of Acland Bracewell Surveyors Limited has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract.
- d) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute an offer or contract nor any part thereof.