



FOR SALE

BY PRIVATE TREATY

398 BLACKGATE LANE, TARLETON, PRESTON

OFFERS OVER £150,000

An exciting opportunity to purchase a building plot with existing dwelling benefitting from full planning permission to erect a replacement three bedroom detached dwelling, detached garage and 0.38ha (0.95 acres) of land set in rural countryside.

Location and Description

The property is situated south west of the rural village of Tarleton in West Lancashire and comprises residential dwelling, detached timber garage and set within 0.38ha (0.95 acres) or thereabouts as shown edged red on the plan overleaf.

Directions

The property is located to the north of Blackgate Lane, Tarleton. From the A565 Southport New Road, proceed south at the junction with Blackgate Lane and continue west. Just before Holmes Methodist Church, take the right hand turn along a private access track. Continue for approximately 125 metres and the property is situated directly in front.

Buildings

Cottage:

Traditional single storey detached cottage of brick construction under diminishing course pitched slate roof, with small adjoining pig sty. Small outside WC building of brick construction under monopitch slate roof.

Externally, extensive garden land with mature orchard to the north of the property extending to 0.38ha (0.95 acres) or thereabouts.

Garage/Store:

There are two timber sheds under felted pitched roofs, adjacent to the eastern elevation of the property, utilised as garage and wood/coal storage.

Easements, Wayleaves and Public Rights of Way

The property is sold subject to contract and with the benefit of all public and private rights of way, light, drainage, cables pylons and other easements, restrictive or obligation, whether or not the same as described in these particulars.

A right of way is to be granted in favour of the purchaser over the existing access track (as shown coloured brown on the plan overleaf) located off Blackgate Lane, the maintenance of which is to be according to user.

Services

Mains water and electric are supplied. None of these services have been tested.

Boundaries

The purchasers to forever maintain all boundaries within the red edging as indicated by an inward facing 'T' on the plan attached.

Tenure and Tenancies

The property is for sale freehold with vacant possession.

Local Authority

The local authority is West Lancashire Borough Council, 52 Derby Street, Ormskirk, L39 2DF.

Town and Country Planning

The property is sold with the benefit of full planning permission 2011/1135/FUL for demolition of the existing dwelling and outbuildings and erection of a replacement dwelling and detached garage /store. A copy of the Decision Notice is available upon request.

Viewing

Strictly by appointment with the sole agents, Acland Bracewell Surveyors Limited. Please contact: Sarah L. Valentine.

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.

Guide Price

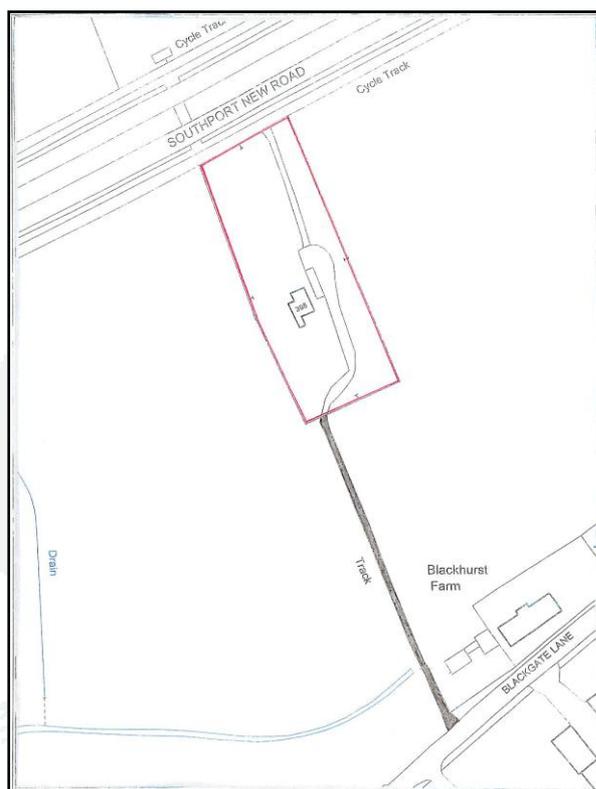
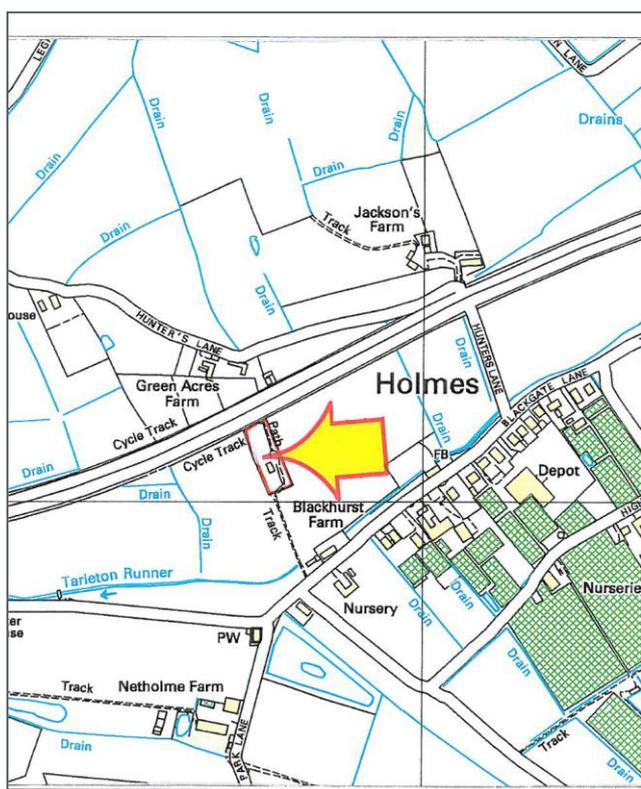
The property is offered for sale by private treaty with a guide price of offers over £150,000.

Costs

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

Measurements

All measurements are approximate.



Not to scale. Strictly for identification purposes only.



ARCHITECTS IMPRESSION

PROPERTY MISDESCRIPTION ACT 1991

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- 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.
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