



Shaws Farm

Wyke Lane
Scarisbrick
Nr. Southport
PR9 8AA

Guide Price
£600,000

A traditional farmhouse for improvement and extension set in a rural yet convenient location together with a brick barn (with potential for conversion to a house) various outbuildings and Dutch barns set in 2 Acres or thereabouts

SHAWS FARM

The property stands in open countryside situated one mile North of the settlement of Snape Green, Scarisbrick and some 3.5 miles East of Southport town centre on Wyke Lane, Scarisbrick.

The farmhouse is built of brick under a slate roof, with the following accommodation:

PORCH, FAMILY ROOM, LIVING ROOM, KITCHEN, UTILITY AND STORES, 3 BEDROOMS AND BATHROOM.

The gross internal area extends to 1817 sq ft (168.8 sq m)

SERVICES (not tested)

Mains water and electricity. Septic tank drainage.

No tests have been made of mains services, heating systems or associated appliances and nor has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order.

COUNCIL TAX

Band D.

FARMBUILDINGS

The farmbuildings are situated within the farm yard. A single storey brick **Range of outbuildings** adjoins the farmhouse providing 556 sq ft (54.4 sq m).

A brick **Barn** extends to 2572.6 sq ft (239 sq m) on two floors and would provide potential for conversion to a separate dwelling, offices or a combination of both. Enquiries should be made to West Lancashire Borough Council's planning department.

A 30.4 ft x 49.18 ft (9.24 m x 14.99 m) monopitched **Lean-to** with timber frame and asbestos roof adjoins the brick barn.

A 6 bay steel portal frame and timber frame **Dutch Barn** 96.4 ft x 73.6 ft (29.37 m x 22.41 m).

A **Romney Building** 95.7 ft x 33.8 ft (29.13 m x 10.25 m).

A timber **Building** with asbestos roof. 31 ft x 20.4 ft (9.44 m x 6.2 m)

PLANNING

The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012 - 2027 provide the policy framework against which development proposals will be assessed.

The property is located within the Green Belt.

LOCAL AUTHORITY

West Lancashire Borough Council,
52 Derby Street,
Ormskirk,
Lancs.
L39 2DF

Tel. 01695 577177

Email: customer.services@westlancs.gov.uk

VIEWING

By appointment with the agents.







PLEASE NOTE
Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION
We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.

EPC

