For Sale By
Private Treaty

Croppers Farm
Charnleys Lane
Banks
Southport PR9 8HH

P Wilson & Company
Chartered Surveyors



The opportunity to acquire an attractive agricultural/equestrian smallholding situated on the outskirts of Banks near Southport with the opportunity for residential development. The property is available as a whole.

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Directions
From the centre of Banks Village and next to St Stephens Church turn right onto Vicarage Lane, proceed north on Vicarage Lane to its junction with Charnleys Lane where you turn left and the subject property will be found immediately on the right hand side, clearly marked by the sole selling agent's board. The location plan of the property comprises part of these sales details.

The Farmhouse
Of rendered brick under slate construction, the farmhouse offers a total of circa 144m² of accommodation arranged as follows (see attached floor plan):

Ground Floor	**First Floor**
Kitchen	Bedroom 1
Pantry	Bedroom 2
Bathroom	Bedroom 3
Sitting Room	
Living Room	
Dining Room	

Barn
Adjoining the house is a traditional barn of brick under slate construction providing a range of stables, former shippens and barns. The total area of which is approximately 125m² with a loft over part of circa 52m².

Double Garage
A double garage of brick under slate construction with adjoining lean-to, measuring 30.5m²

Dutch Barn
A large 4-bay Dutch Barn of steel and brick and timber construction, measuring 124.7m².

Cart Shed
A traditional cart shed of brick and slate construction and open fronted, measuring 57.1m².

The Land
There is a total of 3.5 acres (1.40 ha) of land at Croppers Farm which is down to grass.

Method of Sale
The property is offered for sale by Private Treaty and is shown edged blue, for identification purposes only, on the plan on the rear of these sales details.

Tenure and Possession
The property is offered freehold and with vacant possession.

Rights of Way, Wayleaves and Easements
There is a wayleave in favour of Electricity North West Limited crossing the property for poled electricity supplies. Access to the property is direct off the public highway.

Condition of the Property
The property has suffered from structural movement as will be evidenced on inspecting the same and is in need of modernisation. The vendors do not believe that the current septic tank serving the property complies with current regulations.

Purchasers acquire the property as seen and in its current state and with no warranty from the vendors and should assume that they will need to replace the existing septic tank in order to comply with current regulations.

Services
The property enjoys mains water, electricity and septic tank drainage (referred to above).

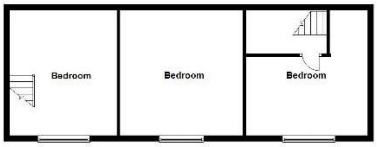
Guide Price
The guide price for the whole is offers in the region of £495,000.

Enquiries
All enquiries should be directed to either
Andrew Coney andrew.coney@pwcsurveyors.co.uk or Matthew Hughes matthew.hughes@pwcsurveyors.co.uk
Tel: 01772 882277.

Viewings
Strictly by appointment.

Health and Safety
Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.

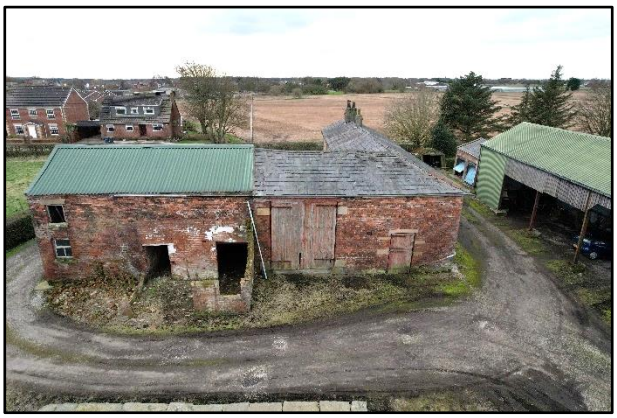
First Floor – House



Ground Floor – House and Barn

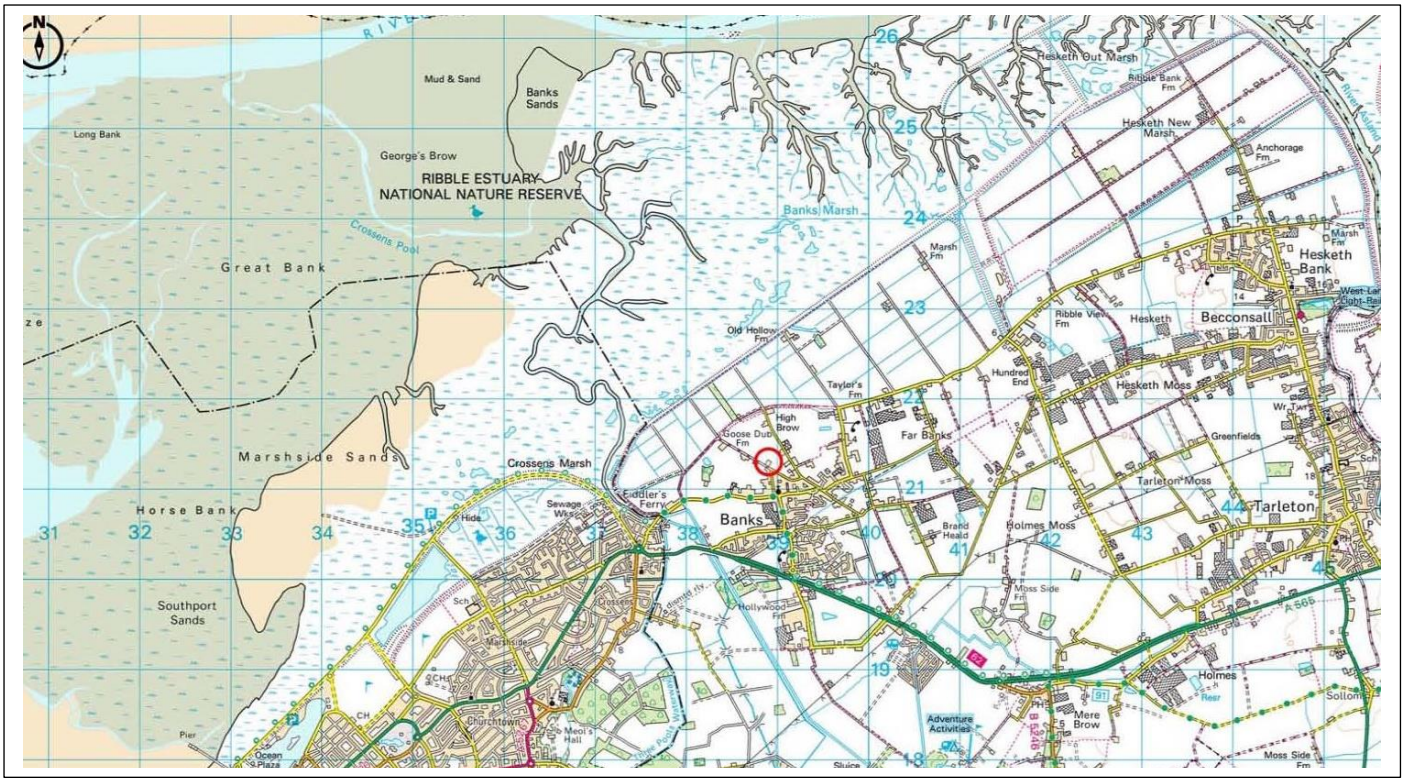


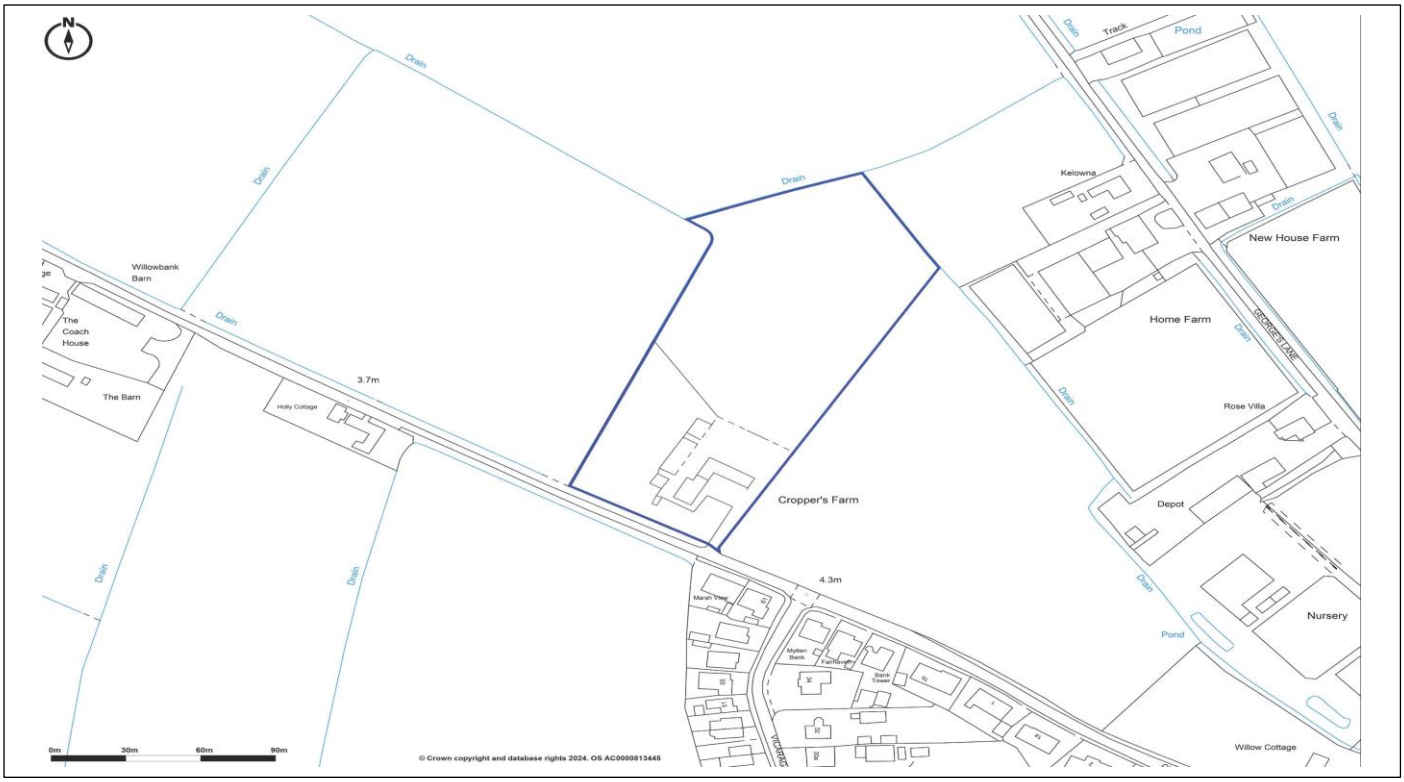












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[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should 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 the 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 P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and 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.

Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.

