

PL492 / RPB01978

For Sale by Private Treaty By Direction of Mr & Mrs J Dawson

Lane Head Farm Lane Head Lane Lees, Oldham. O14 5RT



Price: £595,000 House and Bungalow with Large Gardens
(Circa 20 acres of land available by separate negotiation)

An attached 4 bedroom Grade II listed farmhouse with a detached 2 bedroom bungalow.

Situated in open countryside above Oldham, being close to Oldham Golf Club at the foot of the Pennines with ease of access to the M60 and M62.

Auctioneers:

Richard Turner & Son
Royal Oak Chambers
High Bentham
Nr Lancaster LA2 7HF
Tel: **015242 61444**

Solicitors:

Harold Stock & Co.
1 Anthony Street
Mossley
Tameside OL5 0HU
Tel: **01457 835597**

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturner.co.uk

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BENTHAM LA2 7HF
T: 015242 61444
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E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
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Lane Head Farmhouse

The farmhouse is stone built under a slate roof with stone mullioned windows and integral garage. The farmhouse is in a courtyard setting with the bungalow facing the property across an extensive area of stone sets.

Accommodation briefly comprising:

Ground Floor

Entrance Porch

Entrance Hall

9'9" x 9'5" (2.98m x 2.88m) Feature galleried landing.

Dining Room/Games Room

21'10" x 10'10" (6.65m x 3.30m) Exposed beams



Living Room

29'2" x 17'5" (8.89m x 5.31m) Exposed beams and wooden floor.



Kitchen

17'10" x 10'0" (5.44m x 3.05m) Range of 'Shaker' style wall and floor units with inset 'Range' style gas cooker, plumbing for dishwasher, stone flagged floor, door to rear cobbled yard.



First Floor

Galleried Landing

Bedroom 1

18'2" x 18'1" (5.54m x 5.51m) max Windows to two aspects and exposed beams

Ensuite Shower Room

Wash hand basin, WC and shower.



Family Bathroom

8'10" x 8'2" (2.69m x 2.49m). Low level WC, wash hand basin, freestanding claw foot bath



Bedroom 2

13'2" x 9'5" (4.01m x 2.87m)



Bedroom 3

11'2" x 9'2" (3.40m x 2.79m) Fitted wardrobes



Bedroom 4

7'10" x 7'8" (2.39m x 2.34m)

Outside Lane Head Farmhouse

Integral Garage with adjoining utility with WC.



Garden

To the front of the property is a lawned area with well established mature shrubs. To the rear of the property is an extensive area of stone sets running up to the bungalow which forms an attractive courtyard.

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		10	26
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			48
(21-38) F		34	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Detached Bungalow

The bungalow was converted from a range of stables in 2002 to provide useful two bedroom accommodation comprising of:

Entrance Hall

Kitchen/Dining Room

19'7" x 9'2" (5.97m x 2.79m) with a range of wall and floor units, feature beams, gas range style cooker.



Lounge

18'9" x 12'9" (5.72m x 3.89m) Stone fireplace with gas coal effect fire, exposed beams and ceiling spot lights.



Utility Room

7'7" x 7'0" (2.31m x 2.13m) range of base and wall units, plumbing for washer dryer, tiled floor, central heating boiler.

WC

Bedroom 1

17'5" x 11'0" (5,31m x 3.35m) Range of fitted wardrobes with a mahogany finish

Ensuite Shower Room Low level WC, wash hand basin and shower



Bedroom 2

13'8" x 9'S" (4.17m x 2.87m) with a range of built in wardrobes with inset wash hand basin

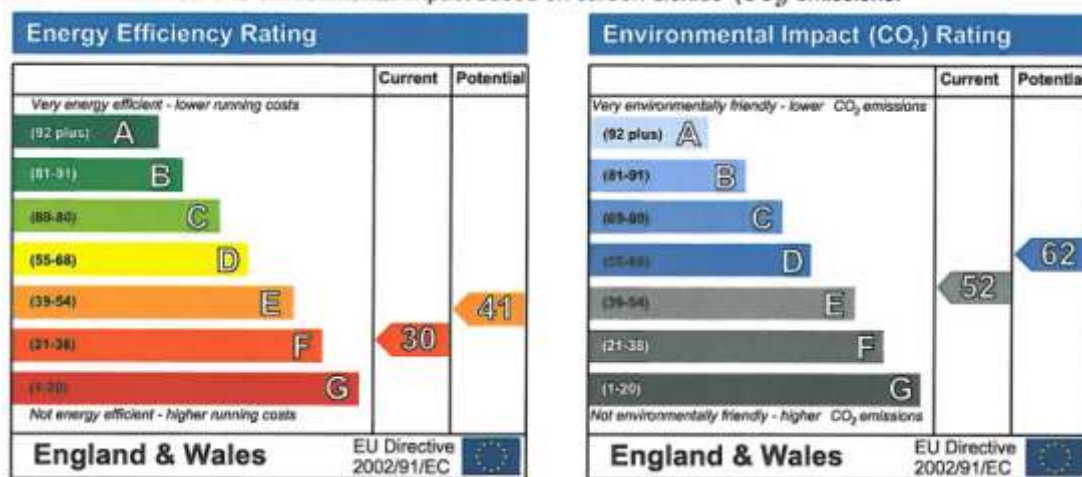


Outside Bungalow

To the front of the bungalow is a flagged parking area and to the rear is the courtyard.



Energy Performance Certificate



Services:

Mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession on completion.

Council Tax Band:

Land Head Farmhouse (F) verbal enquiry only.

Land Head Bungalow (D) verbal enquiry only.

Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street,
High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

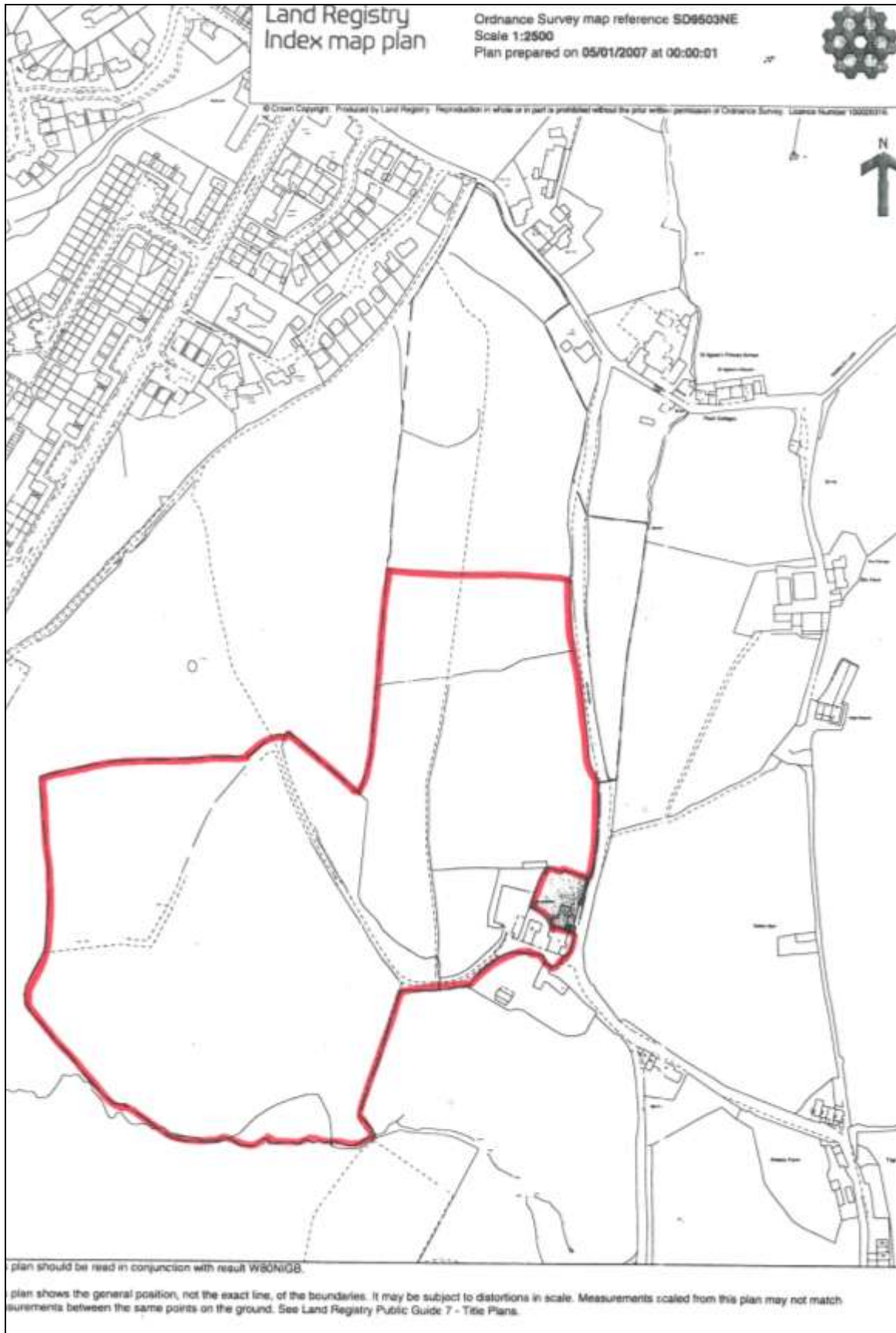
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.



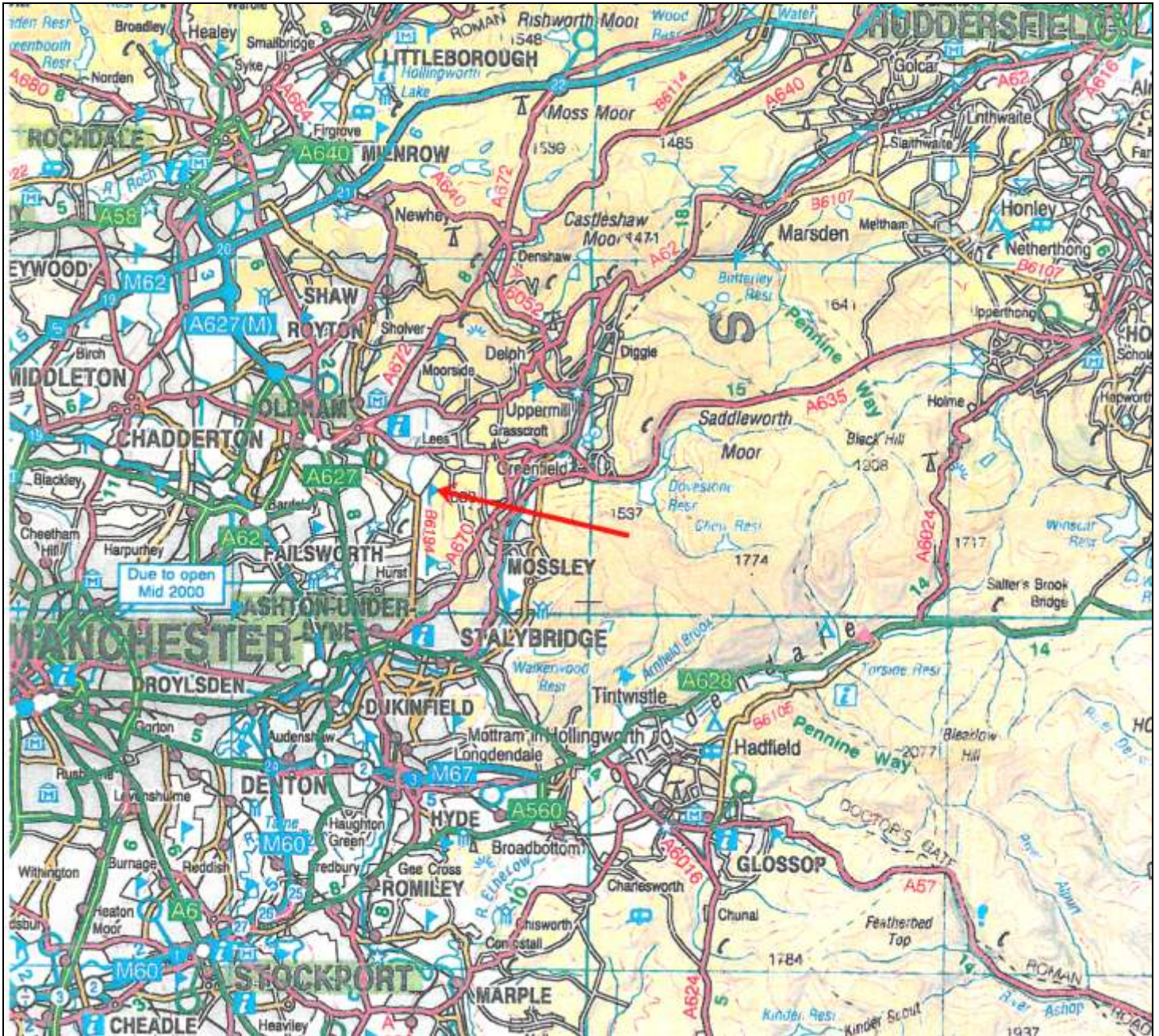


The Land (available by separate negotiation)

The land (available by separate negotiation) extends to 20 acres or thereabouts of meadow land and is ring fenced.



Location Plan



Directions

From Lee High Street - Knowls Lane then turn right onto Lane Head Road/
From the A670 - Broadcarr Lane leads onto Lane Head Road

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

GENERAL REMARKS AND STIPULATIONS

VIEWING:

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

LOCAL AND SERVICE AUTHORITIES:

Oldham County Council Civic Centre, West Street, Oldham, OL1 1UT. Telephone: 0161 770 3000

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION:

The land is freehold and vacant possession will be given on completion or earlier by arrangement.

TIMBER AND WOOD:

All growing timber and fallen timber are included in the sale.

FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance and or installation of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

FENCES & BOUNDARIES:

The Purchaser of each lot will be required to maintain in stockproof condition the fences marked with a "T" on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition. The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed and intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

ORDER OF SALE:

Whilst it is intended to offer the land in lots as catalogued nevertheless the Vendor reserves the right to either amalgamate, divide or withdraw any Lot or Lots prior to the Auction Sale.

CONDITIONS OF SALE:

The Conditions of Sale WILL NOT be read out at the Auction Sale, but a copy thereof will be available for inspection at the offices of the Vendors solicitors during normal hours for 14 days prior to the date of the Auction Sale.

INSURANCE:

As from the date of sale/signing of the contract, the property shall be at the sole risk of the purchaser who shall effect their own insurances accordingly.

TENANT RIGHT:

All tenant rights, unexhausted manorial values etc. are included in the purchase price of the farm and there will be no right to claim compensation for any dilapidations etc.