

# **RTS**

# ***Richard Turner & Son***

AUCTIONEERS, VALUERS & ESTATE AGENTS

ESTABLISHED 1803

## **NEW HALL FARM, MOSS SIDE LANE, STALMINE, POULTON LE FYLDE, FY6 0JW**



**EXCELLENT OPPORTUNITY TO PURCHASE A DETACHED THREE  
BEDROOM HOUSE, SITUATE NEAR STALMINE IN THE FYLDE**

**FOR SALE BY PRIVATE TREATY  
GUIDE PRICE: £260,000**

**SOLE SELLING AGENTS - RICHARD TURNER & SON, 14 MOSS END,  
CROOKLANDS, LA7 7NU.**

***TEL – 015395 66800 FAX – 015395 66801***

Through whom all offers and negotiations should be conducted

Old Sawley Grange,  
Gisburn Road, Sawley,  
CLITHEROE. BB7 4LH.  
Tel: 01200 441351  
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Royal Oak Chambers,  
Main Street,  
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14 Moss End  
CROOKLANDS  
LA7 7NU  
Tel: 015395 66800  
Fax: 015395 66801

**LOCATION:** The property is located at Stalmine, near Skipool in the Fylde. From Stalmine, head south on the A588, shortly after passing Stalmine Primary School on your right, bare left onto Moss Side Lane. Follow that road past Moss Side Children’s Nursery, go past Dobson’s Lane on your right. New Hall Farm is then the second property on your right.

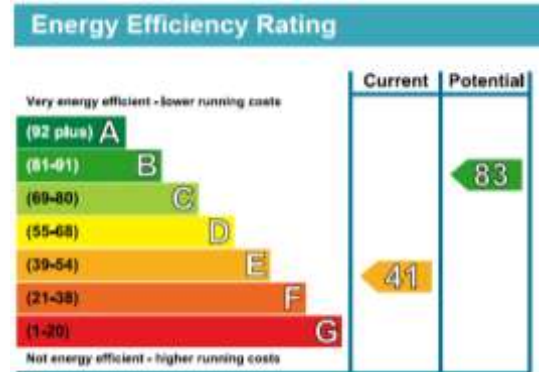
**OCCUPANCY:** Purchasers are to be aware that the property is subject to an agricultural occupancy restriction i.e. an agricultural tie. To comply with the restriction the occupier must be solely or mainly employed or last employed in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971 (Including any dependants of such a person residing with him) or a widow or a widower of such a person.

**VIEWING:** Viewing recommended by arrangement through the selling agent only.

**SERVICES:** Mains electricity, gas and water. Gas fired central heating. Mains waste water services.

**COUNCIL TAX:** Band ‘D’ equating to £1,675.16 per annum (2017/2018)

**TENURE:** Freehold with vacant possession on completion



**DESCRIPTION:** The property comprises a red brick detached three bedroom house under a tile roof with double glazing throughout and central heating. The property is situate in a rural setting with the benefit of being close to the A6 and therefore good links to Lancaster (North) and Preston (South). There is a driveway/parking area setback from the roadside to the front of the house with room for up to four cars. The Vendor will grant a pedestrian access/right of way only over the drive to the right of the property leading to the garden at the rear. The garden can also be accessed separately to the left of the property. The accommodation briefly comprises:

**GROUND FLOOR:**

**Kitchen** (3.52m x 2.52m) 50/50 split fridge freezer, double oven, gas hobs, and wooden cabinets, granite worktop with under-mounted granite sink, extractor fan, plumbed for a dishwasher. The kitchen also benefits from one single radiator, two single sockets and one double socket. Window to side.

**Living/dining room:** (3.68m x 7.55m) Spacious double aspect living room benefitting from two single radiators and five single sockets.



*Living/Dining room*



*Dining/Living room*

**Hallway:** (2.85m x 2.52m) Hallway containing one radiator, an under stairs cupboard, two telephone sockets, a single electric socket, thermostat and stairs to the first floor.

- Utility:** (1.78m x 2.16m) Plumbed for washing machine, Baxi Combi Boiler installed in 2015, inset stainless steel sink.
- Wetroom:** Recently installed tiled wetroom, Towel radiator, WC, Pedestal sink.
- Office:** (1.78m x 2.3m) Office space containing one single radiator, three double sockets and a telephone socket. Potential to be a fourth bedroom.
- Porch:** (3.52m x 1.39m) French doors & sensor down lights.



*Kitchen*



*Kitchen*



*Master Bedroom*

**FIRST FLOOR:**

- Bedroom 1:** (3.12m x 2.64m) Double. Built in wardrobe, single radiator, one single socket and one double socket, en-suite bathroom containing WC, sink & shower cubicle. Window to rear.
- Bedroom 2:** (3.65m x 3.69m) Master bedroom, single radiator, three single sockets, door to “Jack & Jill” Bathroom, window to front.
- Bedroom 3:** (2.54m x 3.34m) Single. Hand wash basin, single radiator, one single socket. Window to rear
- Bathroom:** “Jack & Jill” Bathroom with WC, bath with shower over and pedestal wash basin

**OUTSIDE:** The outdoor area contains the car parking spaces at the front of the house with access to the rear garden from both sides of the house. The outdoor area also contains the private south facing lawn at the back of the house.



**MONEY LAUNDERING REGULATIONS UNDER 'THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017' (SI 2017/692), BROUGHT INTO EFFECT IN JUNE 2017:**

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or to the auctioneer prior to commencement of the sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) and a search via Experian to verify information provided (**however please note the Experian search will NOT involve a credit search.**)

**LOCATION PLAN:**



## **GENERAL REMARKS AND STIPULATIONS**

### **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 selling agents. 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.

### **FIXTURES AND FITTINGS:**

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

### **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 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 shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his/their interest.

### **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.

### **INSURANCE:**

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

### **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.