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# Longreach

Warpers Moss Lane, Burscough,  
Ormskirk, L40 4AG

**Offers in the region  
of £700,000**

## **Residential Building Land**

Comprising a bungalow and 1.25 acres with outline planning permission for the demolition of the bungalow and outbuildings and the erection of six detached dwellings in an outstanding rural location with far reaching views.



**Location**

Situated to the South of the A59 and to the East of Burscough Village centre, the site is accessed from Warpers Moss Lane, on the edge of open countryside.

**Planning Permission**

Planning permission was granted by West Lancashire Borough Council on 11th February 2014 under reference 2013/0517/OUT. The layout plan referred to in the planning permission is reproduced with this brochure. The planning permission itself and the Section 106 agreement dated 11th February 2013 are available for inspection on our website and Rightmove and these and other papers relevant to the permission can be retrieved from the Planning Registers section of West Lancashire Borough Council's website.

The strip of land excluded from the planning application along the Northern boundary of the site is excluded from the Green Belt as now identified on the West Lancashire 2012 - 2027 Local Plan Policies Map.

**V.A.T.**

No V.A.T. will be payable on the purchase price.

**Longreach Villa**

Built of brick and stone under a tiled roof the layout and accommodation is in accordance with the Floorplan reproduced with these particulars.

There are extensive outbuildings which are also due to be demolished if the current planning permission is implemented.

**Services**

Prospective purchasers should make their own enquiries regarding availability for development purposes.

**Local Authority**

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

**Solicitors**

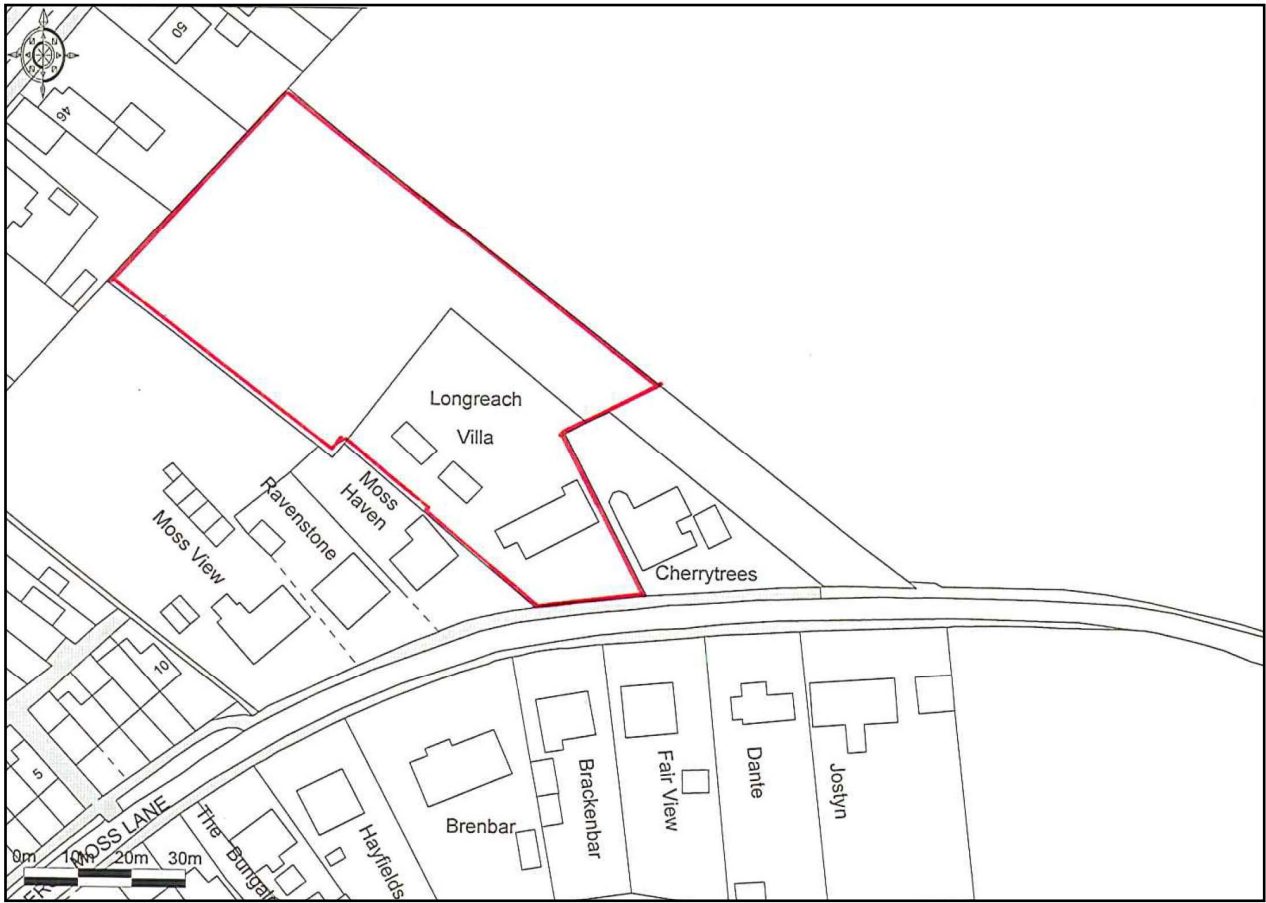
FDR Law, 21 Bold Street, Warrington. WA1 1DG (John Hodd)  
Tel: 01925 231000 John.Hodd@fdrlaw.co.uk

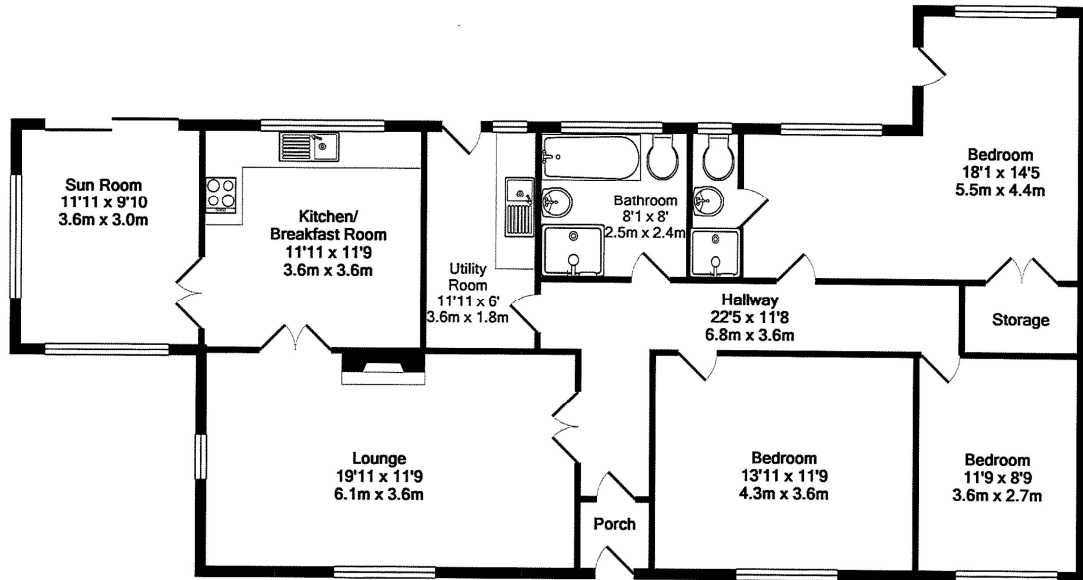
**Viewing**

By appointment with the Agents.









Longreach, Warpers Moss Lane, Burscough  
Total Approx. Floor Area 1278 Sq.Ft. (118.8 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**AGENT'S NOTICE**

Frank Marshall & Co. for themselves and for the sellers of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise of the correctness of the statements contained in these particulars.
2. The sellers do not make or give and neither Frank Marshall and Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property. This brochure was prepared by the Agents in accordance with the seller's instructions in March 2015. Photographs taken in May 2014. All measurements are approximate.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	83
Scotland		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		54	82
Scotland		EU Directive 2002/91/EC	