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Malkiln Barn

Malkiln Farm, Malkiln Lane
Aughton. L39 5BS

**OFFERS IN EXCESS OF
£300,000**

FOR SALE BY PRIVATE TREATY

DESCRIPTION

An opportunity to buy a traditional brick barn with planning permission for a change of use to a 5 Bedroom house set in 0.40 acre or thereabouts, edged red on the plan for identification purposes.

The plans provide for an internal floor area of 209 m² (2250 ft²).

PLANNING PERMISSION

Application 2018/0342/PNC, dated 21st May 2018 in accordance with Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

ACCESS

A right of way will be granted from Parrs Lane, along Maltkiln Lane to the property.

SERVICES

Connection to mains water and electricity may be possible from the owner's adjoining property but prospective purchasers should make their own enquiries.

VIEWING

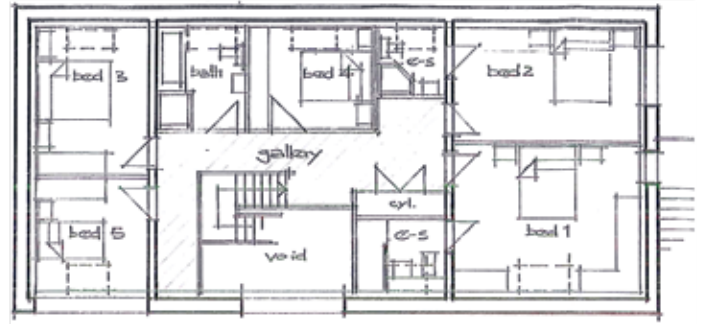
At anytime during daylight hours having advised the selling agents.

AGENTS' NOTICE

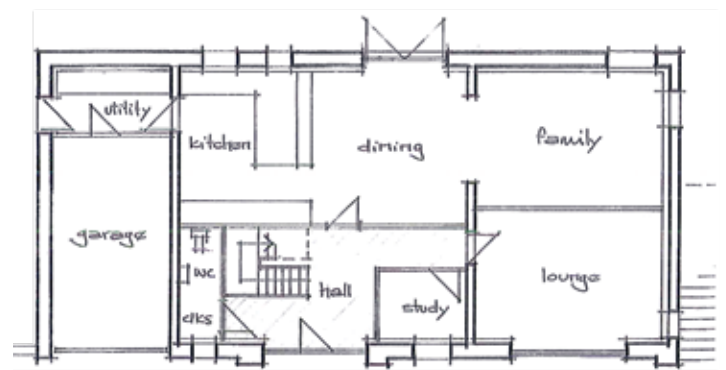
Frank Marshall & Co. for themselves and for the seller of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The seller does not make or give and neither Frank Marshall & 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 June 2018. All measurements are approximate.



First Floor Plan



Ground Floor Plan

Internal floor area (excluding garage)
= 209 sq. m. (2250 sq. ft.)



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.



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