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**FOR  
SALE**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## REDEVELOPMENT OPPORTUNITY

0.35 hectares ( 0.86 acres )

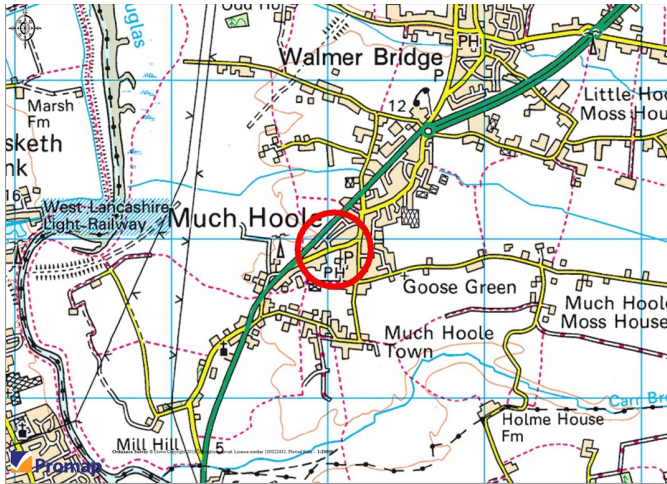
**Gills Farm  
Liverpool Old Road  
Much Hoole  
Preston  
PR4 4QB**

- Centre of village location
- Close to local amenities
- Traditional farm cottage and outbuildings
- Offers redevelopment potential (s.t.p.)

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## Location

The property is situated on the northern side of Liverpool Old Road, Much Hoole which is a local distributor road serving the Village itself and linking in to the main A59 trunk road.

The Village lies 8 miles south west of Preston and is well established with a growing population last recorded at 1,997 at the 2011 Census.

It is close to Walmer Bridge, Longton, New Longton, Bretherton and Croston all of which are similarly increasingly popular residential settlements.

## Description

The property comprises a two-storey farmhouse cottage with garden, a brick and slate tiled barn, ancillary storage building, storerooms and orchard.

The whole occupies a site of approximately 0.35 hectares (0.86 acres) or thereabouts.

## Accommodation

The premises have been estimated to extend to the following areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Farmhouse cottage	186	2,000
Barn	167	1,750
Storage building	280	3,000
Potato store	255	2,780
<b>Total</b>	<b>888</b>	<b>9,530</b>

## Services

All mains services are either connected or available to the property.

Interested parties should make their own enquiries with the statutory undertakers.

## Planning

Gills Farm is un-allocated within the South Ribble Local Plan. It forms part of the Much Hoole Village.

Interested parties should refer to Policies B1 & B2 of the Local Plan in consideration of any redevelopment proposals and are best advised to make their own enquiries of South Ribble Borough Council's planning department (tel. 01772 421491).

## Tenure

We understand the property is held freehold.

## Guide Price

Offers in the region of £750,000.

## Photographs and Plans

Any photographs and plans incorporated within these sales particulars are indicative only and therefore should not be relied upon.

## VAT

All prices are quoted exclusive of, but may be liable to, VAT at the standard rate.

## Energy Performance Certificate

**Energy Performance Certificate**

150, Liverpool Old Road, Much Hoole, PRESTON, PR4 4QB

Dwelling type: Detached house  
 Date of assessment: 13 December 2016  
 Date of certificate: 14 December 2016

Reference number: 8190-6074-6929-4397-9263  
 Type of assessment: RSBAP, existing dwelling  
 Total floor area: 160 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 17,520
Over 3 years you could save	£ 12,606

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 495 over 3 years	£ 249 over 3 years	You could save £ 12,606 over 3 years
Heating	£ 14,976 over 3 years	£ 4,314 over 3 years	
Hot Water	£ 2,049 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 17,520</b>	<b>£ 4,914</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 5,445	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 720	
3 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 435	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-graph-calculator](http://www.gov.uk/energy-graph-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Enquiries

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Andrew Taylorson

Email: [at@eckersleyproperty.co.uk](mailto:at@eckersleyproperty.co.uk)