FOR SALE
with agricultural restriction on occupancy

HEADLANDS
HALL LANE
LATHOM
ORMSKIRK
L40 5UW

Price: £299,950

- Deceptively spacious detached bungalow
- Two reception rooms, three double bedrooms
- 143sq m (1,540sq ft) internally
- Generous Gardens of 0.1 hectares (0.264 acres) or thereabouts

OCCUPATION RESTRICTED TO A PERSON SOLELY OR MAINLY EMPLOYED OR LAST EMPLOYED IN THE LOCALITY IN AGRICULTURE

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.
Description: The property is a detached individual bungalow providing spacious all ground floor accommodation of generous proportions.

It enjoys an appealing rural setting surrounded by open fields conveniently placed for local amenities.

Planning: Planning permission for the erection of an agricultural workers bungalow was granted on the 17th September 1982 subject to conditions restricting occupation to a person solely or mainly employed, or last employed in the locality in agriculture.

Interested parties will be asked to provide written evidence that they are able to satisfy this condition.

Location: Proceeding along the A5209 which runs between Burscough and Parbold, turn south at the Ring o Bells in Lathom onto Hall Lane (B5240) and the property is then on the left.
Accommodation:  
(All sizes are approx)

**Entrance Porch**
Hall with central heating radiator

**Lounge** 7.1m x 4.2m (23’3 x 14’1)  
With stone fireplace featuring gas living flame coal fire. Sliding patio windows, central heating radiator.

**Dining Room** 3.9m x 3.3m (13’10 x 11’10)  
Central heating radiator
Breakfast Kitchen 3.9m x 2.9m (13’10 x 9’6)
With extensive range of timber fronted base cupboards with doors, matching wall cupboards and contoured worktops, inset 1½ bowl stainless steel sink unit, gas hob with hood above, separated electric double oven, central heating radiator, part tiled walls and tiled floor.

Utility Room 2.3m x 2.0m (7’6 x 6’6)
with plumbing for automatic washing machine and gas combi boiler supplying central heating system and domestic hot water, tiling to floor.

Walk in store cupboard

Bedroom 1 4.6m x 4.2m (15’1 x 14’0)
Central heating radiator.
Rear Hall
Central heating radiator

**Bedroom 2** 4.5m x 3.9m (14’9 x 13’0)
Central heating radiator.

**Bedroom 3** 3.5m x 3.5m (11’6 x 11’7)
Central heating radiator

**Bathroom**
With four-piece suite consisting of pedestal wash basin, low flush WC, panel bath, corner shower unit, tiling to walls and laminate floor, heated towel rail.
Outside: Front garden surrounded by established hedge. Side shared drive leading to parking space.

Rear garden lay to lawn with ornamental pool with tumbling waterfall.

Energy Rating:

![Energy Efficiency Rating Chart]

Assessment: According to the Valuation Agency’s website the property has been placed in Band F.

Services: Mains gas electricity and water supplies are connected; drainage is to a sceptic tank.

Tenure: The site is understood to be Freehold and free from Chief Rent.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires and any other appliances and fittings where applicable.

To View: Strictly by appointment with Peter E Gilkes & Company after interested parties are able to demonstrate they meet the conditions on occupancy.