

HOMEFIELD BUNGALOW FOR SALE
142 CHAIN HOUSE LANE, WHITESTAKE, PR4 4LB



**THREE BED BUNGALOW WITH SPACIOUS GARDENS AND
POTENTIAL FOR EXPANSION
(SUBJECT TO APPROPRIATE PERMISSIONS)**

**FOR SALE BY PRIVATE TREATY
GUIDE PRICE: £360,000**

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

TEL – 015395 66800

EMAIL – rts@rtturner.co.uk

FAX – 015395 66801

Through whom all offers and negotiations should be conducted

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:

*In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will **NOT** involve a credit search.*

VIEWING:

By appointment only, please contact the selling agent to request a viewing time.

LOCATION:

This property is located on Chain House Lane in Whitestake. Heading East to West on Chain House Lane you will pass a large entrance on your left with Heather's Creative Florist and E.N.Coxhead Ltd either side of the entrance. The bungalow will then be immediately on your right hand side.

DESCRIPTION:

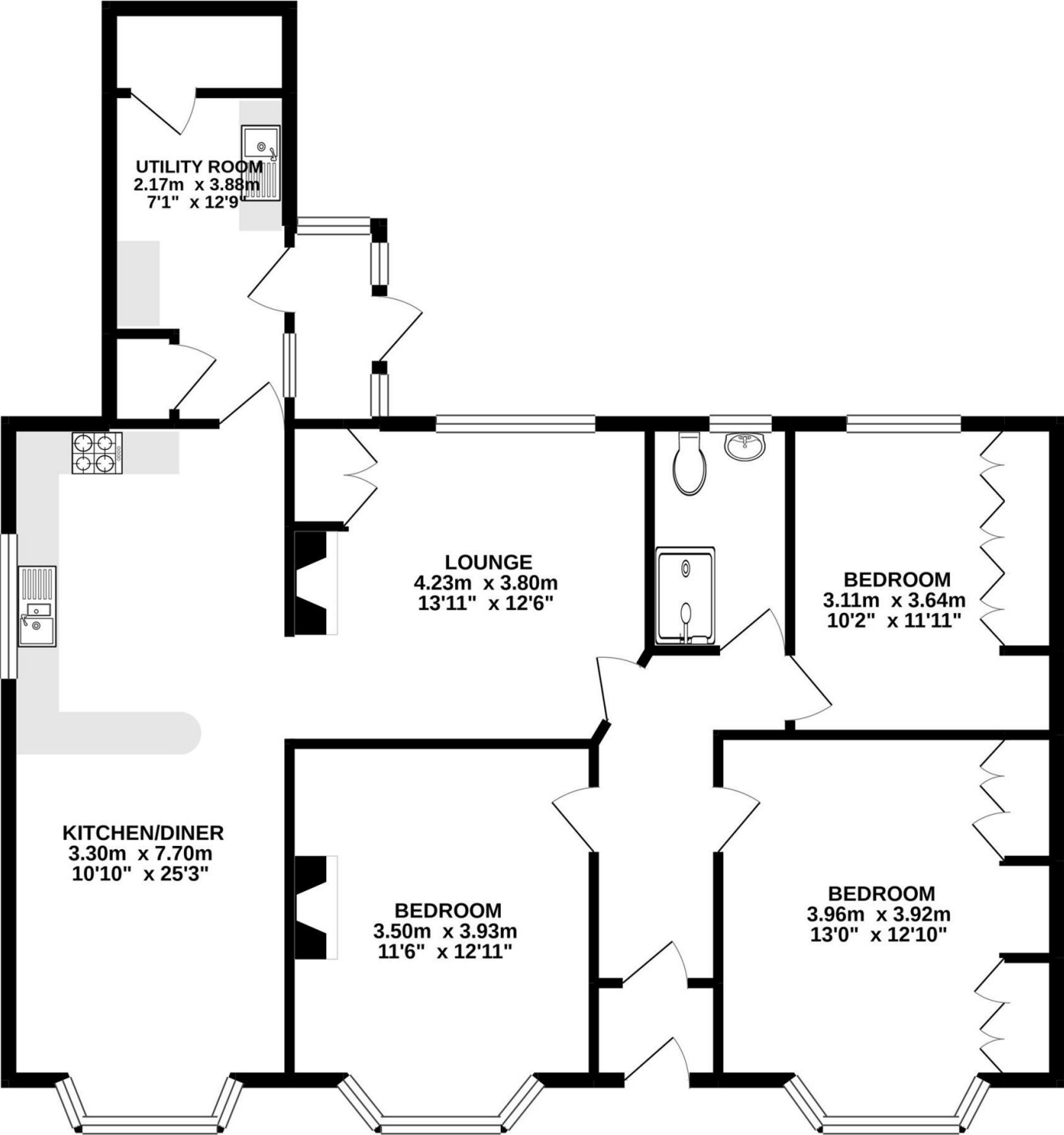
The property comprises a three-bedroom red brick bungalow with spacious gardens and a single detached garage. The bungalow benefits from a mains water supply as well as mains gas and a mains sewer connection. This property would lend itself very well to extensions of improvements subject to obtaining appropriate permissions.

The vendor also owns the field behind the bungalow and will be offering an approx. 3m x 19m strip along the back of the property to allow for the creation of a new access to the yard and garage at the back of the property. There may be potential to expand this strip by negotiation. The gravel area to the east of the property is not included in the sale. This property has a lot of potential in terms of modernisation and expansion subject to receiving the appropriate permissions).



The accommodation in the house briefly comprises (all dimensions shown on the floorplan):

GROUND FLOOR



GROUND FLOOR:

Kitchen/Diner:

The kitchen area benefits from fitted units (including a dishwasher), gas hobs, grill & oven. The dining area benefits from large south facing windows and ample space for a large dining table. Both sides also benefit from having radiators (as seen below).

(3.3m x 7.7m)



Lounge:

The lounge has large windows looking to the rear of the property, a working open fireplace, a fitted cupboard and a radiator.

(4.23m x 3.8m)



Bedroom 1: This bedroom comprises a gas fire (with marble surround), large windows and a radiator.

(3.5m x 3.93m)



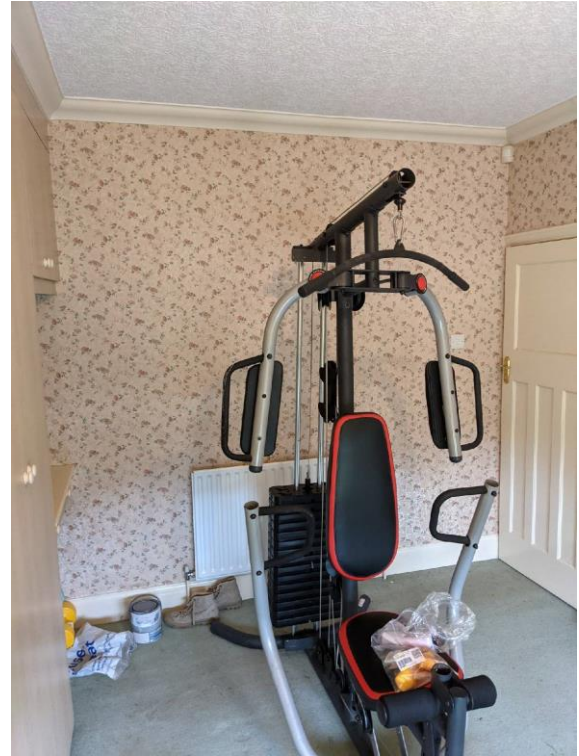
Bedroom 2: This bedroom also benefits from large windows and has a large fitted wardrobe as well as a radiator.

(3.96m x 3.92m)



Bedroom 3: This bedroom has a radiator, double windows (looking to the rear of the property) and large fitted wardrobes.

(3.11m x 3.64m)



Bathroom: The bathroom contains a WC, sink, shower window and a radiator.



Utility

This leads to the rear porch as well as leading to what has previously been a second WC but this has since been removed but the plumbing remains in place. The utility contains a stainless steel sink and is plumbed for a washing machine.
(2.17m x 3.88m)

COUNCIL TAX:

The bungalow is listed as Council Band 'D' with South Ribble Council. Council tax payable 2021/22 approximately £2,000.00 according to South Ribble Council Website.

OUTSIDE:

The property benefits from have spacious outdoor areas being gardens at the south and western boundaries as well as a yard and single garage to the rear.



N.B. 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.

SALE PLAN:



LOCATION PLAN:



Plans for illustration purposes only and are not to scale. Plans reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office. Licence No. 100004708

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES:

South Ribble Borough Council - Civic Centre, West Paddock, Leyland, Lancashire, PR25 1DH - 01772 625 625

Electricity North West – Parkside Road, Kendal. Tel (01539) 721301

United Utilities: Tel: 0845 746 2255

British Telecommunications plc, BT Centre, London. Tel: 0800 800 150.

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/Rural Land Registry maps as revised by the Auctioneers. 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.

TENURE AND POSSESSION: The land and property is freehold and vacant possession will be given on completion.

SPORTING AND MINERAL RIGHTS: The mineral rights and sporting rights are included in the sale in so far as they are owned.

TIMBER AND WOOD: All growing timber and fallen timber are included in the sale.

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

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 installation and or 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 of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his 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