

For Sale by Private Treaty
Guide Price: £475,000

16 Millbank Lane, Maghull L31 9AT



P Wilson & Company
Chartered Surveyors



An immaculately presented smallholding comprising of a three bedroom semi-detached property with ancillary outbuilding, 5.3 acres (2.14 hectares) of land split into two good sized paddocks, 980m² or thereabouts of glasshouses, yard, and pond together with prior approval from Sefton MBC for the conversion of the agricultural building into a 189m² dwelling as well as a Certificate of Lawfulness for the proposed siting of a mobile home (74.3m²) within the curtilage of the dwelling.



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Location

16 Millbank is situated on the Maghull Smallholdings Estate on Millbank Lane, a private road off Kenyons Lane.

Whilst set in a quiet rural location, 16 Millbank is within easy reach of all local amenities as well as being close to the A59, the M58 junction 1 and Maghull North Railway Station, as shown on the location plan. Public transport is also available on Kenyons Lane.

Directions

From the M58 Junction 1 turn west towards Maghull, go through the traffic lights taking the first right onto Park Lane. Millbank Lane is about 1.5 miles on the right. Travel along Millbank Lane, turning right after the footpath sign and number 16 is the second house on the right.

Alternatively, from the A59 Northway, turn east down Kenyons Lane then the first road on your left is Millbank Lane.

Description

A well maintained three bedroom semi-detached brick and render property with front and rear gardens. Access is through double gates into a hardstanding yard area. An alternative access is available past the greenhouses just along the lane. The property has been used for the production of plants with 980m² of glasshouses, a fenced pond with pumps and an agricultural building with planning approval for conversion to a residential property.

In addition, there are two well fenced paddocks of 5.3 acres. The land is classified as Grade 1 on the Agricultural Land Classification Map for England & Wales so could be cultivated to grow a variety of vegetables or ornamental crops, as well as being utilised for equestrian or horticultural purposes.

The property is offered for sale as a whole edged red.

Planning

Prior approval planning permission Class Q has been granted by Sefton MBC (reference DC/2024/00049) for the conversion of the agricultural building into a dwelling circa 189m². Sefton MBC have also granted a Certificate of Lawfulness for the proposed siting of a mobile home within the curtilage of the dwelling (reference DC/2023/01579).

Accommodation

Ground Floor

Hallway with access into the lounge and to the first floor.

Lounge (3.97m x 3.95m) with open fire.

Dining Room (3.36m x 2.13m) with access to bathroom.

Bathroom (3.35m x 1.47m) fully tiled bathroom with a walk-in shower, WC, sink and towel rail.

Kitchen (4.88m x 3.31m) with French doors leading to the rear garden, tiled floor, part tiled walls, fitted kitchen with hob.



First Floor

Bedroom 1 – front, double (3.95m x 2.44m) with built-in storage area.

Bedroom 2 – rear, double (3.30m x 2.44m).

Bedroom 3 – rear, single (2.44m x 2.43m).

All rooms have double glazed windows and are centrally heated.



Outbuilding

A brick and tile single storey building located across the driveway from the house. Utilised as a utility room containing the oil central heating boiler, shower and laundry room.

Farm Building

19.8m x 6.6m general purpose steel portal framed building on a concrete floor, with two open bays, water and three phase electricity connections with planning granted to convert for residential occupation (reference DC/2024/00049 Sefton MBC).

Greenhouses

Well maintained block of greenhouses covering some 980m² with electricity and water connections including a pumped supply from the adjoining pond.

Land

Two well fenced paddocks 5.13 acres (2.11 hectares) with a piped water supply to field troughs. The land is suitable for a variety of uses.

Energy Performance Certificate & Council Tax

EPC Rating D.

Council Tax Band C.

Rights of Way, Easements & Wayleaves

Millbank Lane is privately owned with maintenance liability shared accordingly to each user located on Millbank Lane. The water supply to all the properties is routed below Millbank Lane, therefore, is privately maintained by the properties.

The property is sold with the benefit of, and subject to, all existing rights of way and easements.

There are no designated public rights of way crossing the land.

Drainage

A new septic tank was installed in 2023.

Internet

The property has a good broadband and mobile network coverage.



Services

The property has the benefit of a three phase electricity supply.

Method of Sale

The property is being offered for sale by private treaty.

Development Clawback

The land edged orange is subject to Development Clawback provisions. The Development Clawback will provide that if Planning Permission is granted for any non-agricultural or equestrian use or development, the vendor will be entitled to receive a payment equal to 50% of any increase in value occurring as a result of that Planning Permission. The provisions of the Development Clawback will remain in force for a period of 25 years from the date of completion.

Viewing

Viewing is strictly by appointment with P Wilson & Company.

Tenure

16 Millbank Lane is freehold with vacant possession being granted on completion.

Health & Safety

Prospective purchasers are reminded that they view the property at their own risk and neither the vendor nor P Wilson & Company offer any warranty in respect of the property and prospective purchasers should take all reasonable precautions when viewing.

Guide Price

The property is for sale with a guide price of £475,000.

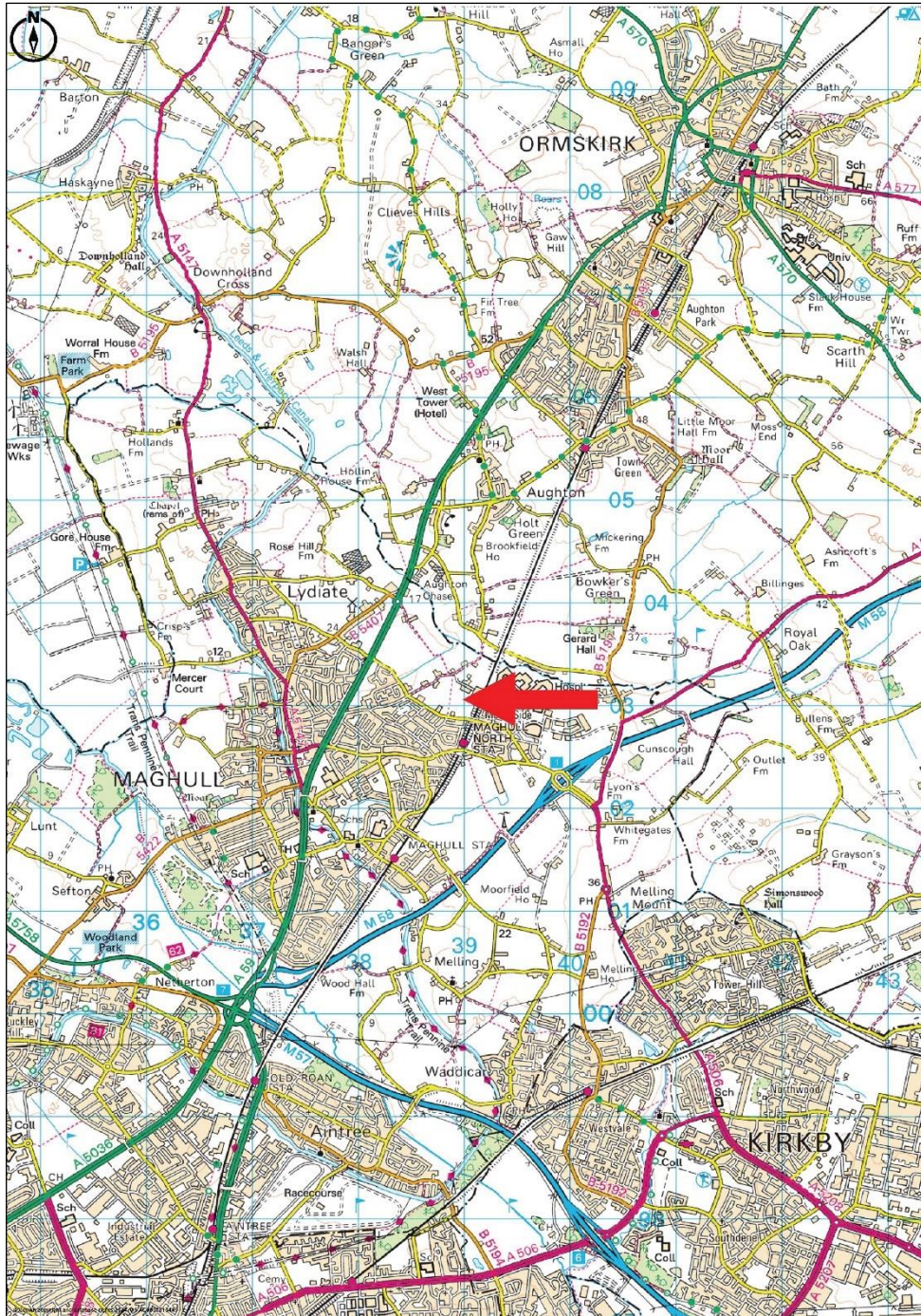
Enquiries

All enquiries should be directed to Nicola Vose or Matthew Hughes at P Wilson & Company.

Plans

All plans are for identification purposes only. All areas have been calculated using Promap Digital Mapping Software.





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Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		