

Property Particulars

Taylor's Farm Barn, Chapel Lane, New Longton.



- **Very Rare Development Opportunity**
- **Most Sought After Location**
- **Excellent Location**
- **Barn, Attached Stable, Rear Annexe Open Barn & Garage**
- **Hand Made Brick Built Barn**
- **Circa 300 Year Old**
- **Level Spacious Plot**
- **Probate Granted, Property Registered**
- **Viewing By Appointment**

Guide Price £350,000

A most unique opportunity to purchase an old 1700's barn for conversion. Taylor's Farm Barn sits on a plot approximately 0.23 acres. This hand made brick built barn, with a pitched roof has stood in this spot for over 300 years. Although the building isn't habitable it offers excellent potential for redevelopment of the building, or indeed the whole site. The main barn is double height and has an adjoining rear annex, what was the original shippam, and adjoining two storey stable. On entrance to the site there are tall hedges providing great privacy, sweeping driveway to the rear and a further open barn with garage attached and a wood-store. Some of the doors, the brick work and other fine quality materials could easily

be used in resurrecting this amazing property. Set in a very generous plot in a very desirable area and is offered with no chain delay, grant of probate and the property is registered at land registry. It is the responsibility of any prospective purchaser to further seek any applicable or necessary planning approval they may need or want. post completion. Close to Longton village, with all the excellent services and amenities on offer. Easy main road connectivity and bus routes. Viewing is essential to fully appreciate the excellent potential this whole building and site has to offer. Viewings are strictly by prior appointment with Marie Holmes Estates.

Information -

The barn has been primarily built by hand made bricks, although, during a recent roof replacement, the barn height was slightly raised to accommodate the new roof, these bricks being manufactured by a building merchant. The solid wooden doors, internal timbers, slate tiles. external bricks, metal work, cobble sets and stone on site are ideal for reuse.



The Main Barn Building -

Having been built in hand made brick (up to additional brick line for roof replacement) Well designed roof timber and trusses enabling a first floor to be added, if required. Exposed beams, stone flooring, stunning doors and doors to the Annex/Shippman.

The Shippam / Annexe Building -

Being to the rear of the original barn, another spacious brick built area with a pitched roof and having the remains of metalwork from it's original usage. Door access to the rear, and further internal door accessing the other side of the main barn.



Stable Block -

Being made by hand made brick to the same specification as the main barn with wooden doors, aged timber, beams and trusses, being two storey. The first floor being accessed externally by stunning stone steps to the side of the building.

Open Barn - Cart Store -

To the front of the plot there is an open barn, again with the construction comprising of bricks, which has always been fondly named the 'cart store' by previous owners, as this was the main purpose of the building.



Garage -

Being attached to the cart store.

Wood Store -

A lean-to constructed wood store, to the side of the garage.



The Grounds -

On approach gravel and hardcore has been used to provide a sweeping driveway from the front to the rear of the plot. To the side, front and rear provides lots of land for gardens, hard standing or indeed additional extensions, subject to relevant planning approval. The plot's boundaries are easily defined with conifers and fixed fencing.

The Location -

On approach to this amazing barn, you will notice so many beautiful, well cared for or even newly built outstanding home, which only goes to endorse that this truly is the perfect place to invest in you forever home.

No Chain Delay -

With the probate grant already approved and the property registered at the land registry, this will prevent any unnecessary delays with the legal purchase of the property.

Viewings & Site Visits -

Every care will be taken on the viewing to keep all interested parties safe and sound, although this is a very old building and some areas will have limited access due to old dusty floors and safety of staircasing. The site isn't suitable for children - so adults only please.

Tenure -

The property tenure is Freehold.