



# Dobsons Farm

Sandygate Lane, Broughton PR3 5LA



p wilson & company  
chartered surveyors



# Dobsons Farm

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For Sale as a Whole  
Guide Price of £750,000

- Attractive and spacious three-bedroom farmhouse
- With a range of attached agricultural buildings suitable for a range of different uses
- Ideal for equestrian, hobby farmer or re-development subject to the necessary consents.
- Enclosed within a large private plot, with land extending to circa 1.8 ha (4.5 acres).

The property is situated in the sought after area of Broughton, Preston, which benefits from local amenities such as shops and well-respected schools with excellent transport links.

## Directions

Head North on the A6 Garstang Road from Preston towards Broughton, at the crossroads turn left onto Woodplumpton Lane, at the right hand bend turn left onto Sandygate Lane, the property can be found directly ahead signposted 'Dobsons Farm'.

Preston: 5 miles  
Blackpool: 16.1 miles  
Lancaster: 19.7 miles  
Distances all approximate



# Particulars of sale

The property comprises Dobsons Farmhouse, a range of attached agricultural buildings which formed part of the former dairy, and land, in all extending to 1.8 hectares (4.5 acres) or thereabouts as shown edged red on the plan in these particulars.

Dobsons farm, is a lovely sized family property of brick under slate construction. The buildings could provide various uses for a prospective purchaser including equestrian and lifestyle, extension or conversion (subject to the necessary consents). The property internally comprises:

## Ground Floor

### Porch

Double glazed porch leading to the kitchen.

### Kitchen

4.2m x 2.4m

A fitted kitchen with the benefit of electric range cooker, inset sink and drainer, integrated dishwasher. With window to the front and door leading to inner utility area and living room.

### Living Room

4.50m (into bay) x 3.66m

Bay window overlooking patio area to rear and electric fire. Door to:

### Dining Room

4.3m x 3.7m

Tiled floor with windows and patio doors to the rear opening to the garden.

### Inner Hallway/Former Office

5.6m x 2.2m

Open space with a variety of uses, with window to the front, stairs leading to the first floor, access through to utility area and door to the garage and farm buildings.

### Utility Room

2.6m x 1.9m

Utility area with door to the front of the property and access to WC.

### WC

2.0 x 1.4

Two-piece suite comprising WC and wash hand basin with tiled floor.

## First Floor

### Master Bedroom

3.7m x 3.6m (to robes)

The master bedroom has a range of fitted wardrobe. feature fireplace, window to the rear and radiator.

### Bedroom 2

3.7m x 3.6m

The second bedroom has a window to the rear, and radiator.

### Bedroom 3

3.2m x 2.5m

The third bedroom has two fitted cupboards window to the front and radiator.

### Bathroom

2.4m x 2.1m

The bathroom has a three-piece suite comprising wash hand basin, WC, and bath with shower over. With towel radiator and window to the front.

### Outside

The property benefits from a large cobbled driveway with parking for several vehicles and access to buildings and open fronted garage. To the rear a private mature planted garden with hedge and fenced borders to all sides including summer house to sit back and enjoy the summer evenings.

### Buildings

Internal garage

8.1m x 6.4 (Max into L) with stairs to first floor 6.9m x 6.4m (Max)

### Parlour

8.2m x 5.0m

### Stable building

13.5m x 5.2m

### Feed room

4.7m x 2.5m

### Stable to front

4.6m x 3.7m

### Large timber frame barn

### Open fronted garage

7.6m x 7.3m

Timber frame with brick and wooden cladding.

### Land

The property extends to 4.5 acres incorporating approx. 4.06 acres of grassland which can be accessed via the side of the property.

### Services

The property benefits from a mains water, sewerage, gas and electricity supply.

Solar panels are located to the rear of the property with a contract in place with British Gas in respect of these and the electricity generated from them, Further details can be provided on request.

### Tenure

The property is freehold and is offered with vacant possession on completion.

### Rights of Way, Easements and Wayleaves

The property is sold subject to all existing rights of way, wayleaves and easements.

### Viewing

The property is available to view strictly by arrangement with P Wilson & Company.

### Overage

The property is to be sold subject to an overage requiring that the property should be used for a single residential dwellinghouse, agriculture and equestrian purposes only.

The overage is to provide that in the event of any other/further development, the purchasers shall be liable to pay the vendors a sum equivalent to 50% of any increase in value occurring as a result of such development. The purchaser will be required to enter into appropriate covenants to ensure the successful establishment and thereafter maintenance of the overage. The overage will remain in place for a period of 25 years from the date of completion.

### Method of Sale & Guide Price

The property is offered for sale by private treaty. Offers are sought in the region of £750,000.

### Enquiries/Viewings

Viewings are strictly by appointment only arranged through P Wilson & Company. All enquiries should be addressed to Leah Halik at P Wilson & Company.

[leah.halik@pwcsurveyors.co.uk](mailto:leah.halik@pwcsurveyors.co.uk)

Tel: 01772 882277

### Plans

All plans are for identification purposes only. All dimensions stated in these particulars are maximum measurements.

### Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property

Please Note:

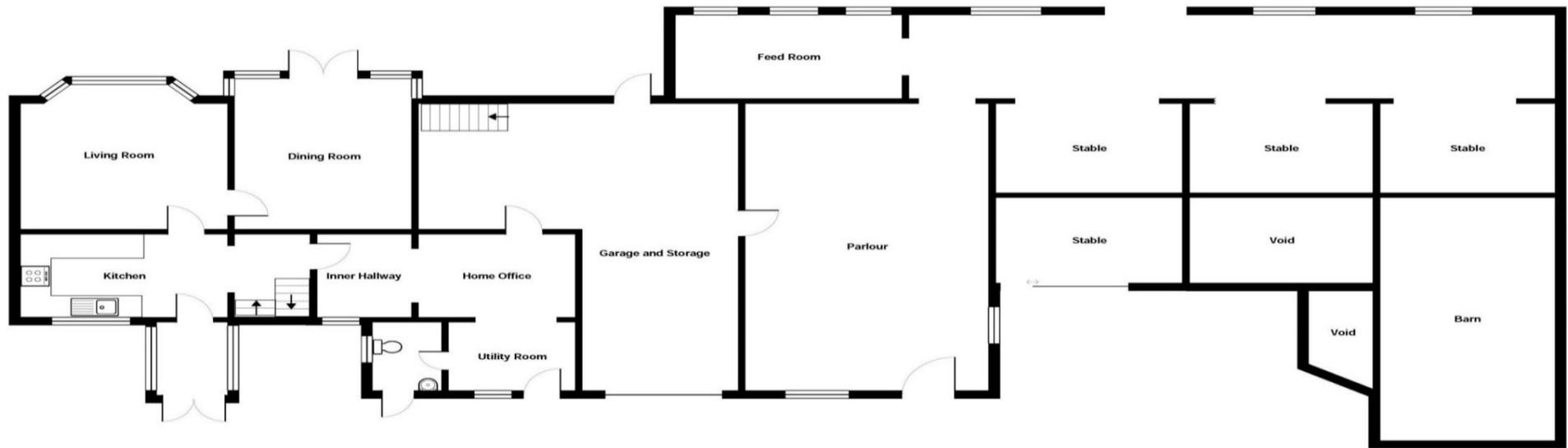
**Misrepresentation Act 1967**

**Consumer Protection from Unfair Trading Regulations 2008**

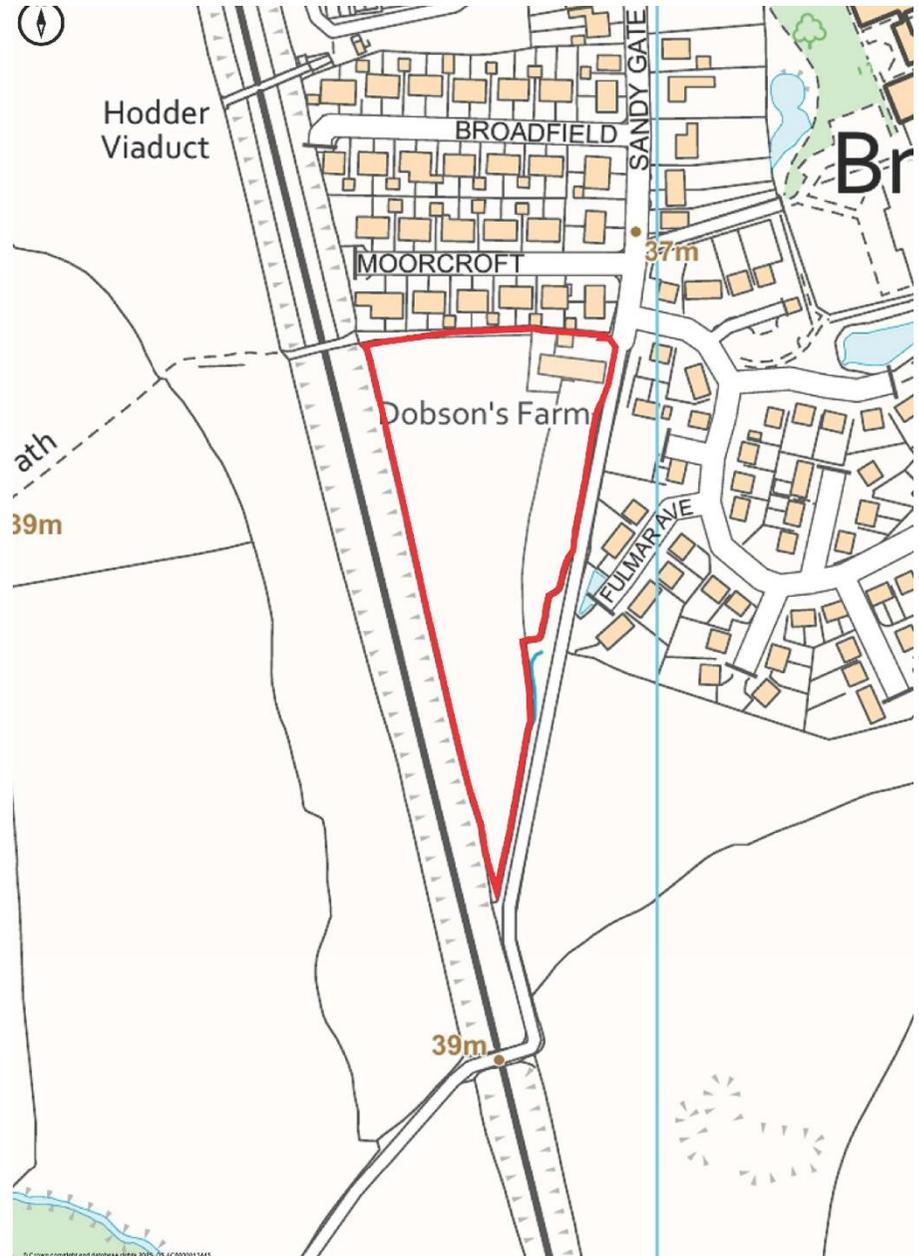
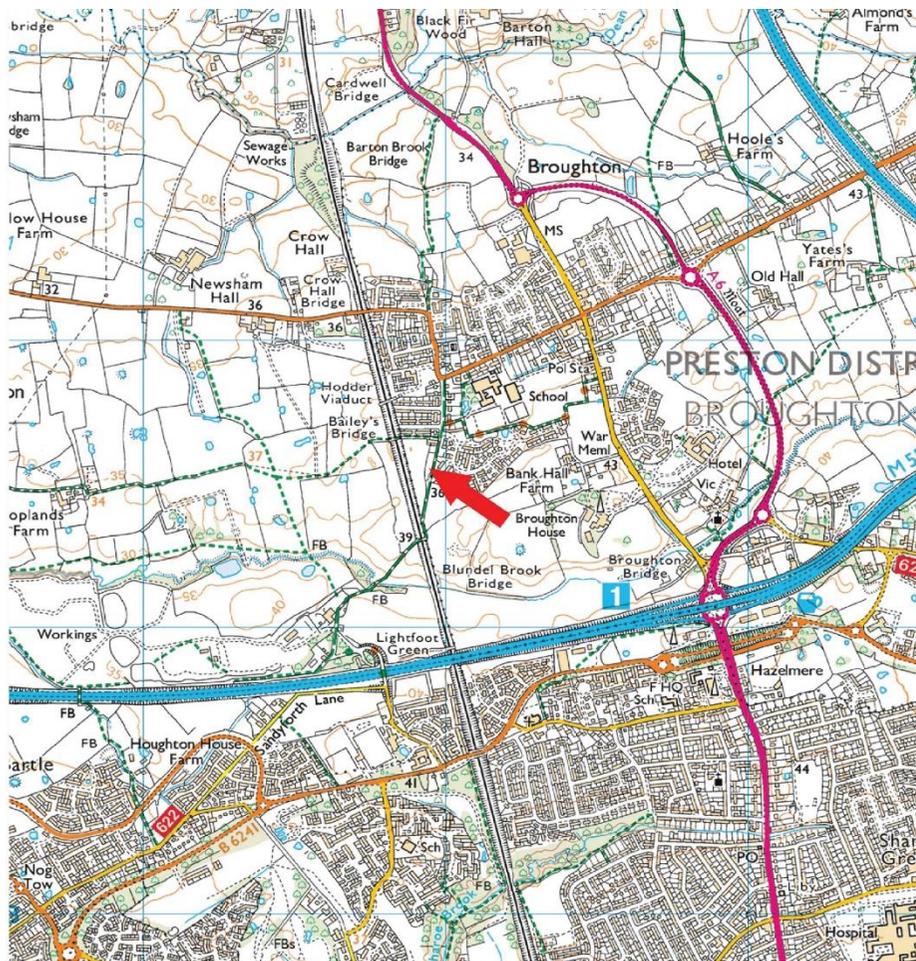
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For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88 <b>B</b>
69-80	<b>C</b>	75 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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