



Wood End Farm New Way, Ormskirk, L39 0ES
Asking Price £650,000

 **STAPLETON
DERBY**

PLEASE RING 01744 889999 regarding a viewing!!!!!!Wood End Farm presents a rare opportunity to acquire a rural property with exceptional potential, set in the countryside of Bickerstaffe. This detached four-bedroom home requires full renovation, providing a blank canvas for buyers to design and create their ideal home.

The property is further enhanced by a range of traditional outbuildings, some with two levels, as well as previously hosting an established commercial planting nursery and agricultural structures. These versatile spaces offer significant potential for conversion or alternative uses, subject to the necessary planning permissions.

Whether you're envisioning a bespoke countryside retreat or an operational working farm, Wood End Farm is an excellent project with endless possibilities. The combination of a spacious home, adaptable outbuildings, and open land offers incredible scope for transformation to suit a variety of needs.

Please note, the existing septic tank will need to be replaced to meet current Building Regulations. The property will be sold as seen. Addition restriction may apply, for more details or to arrange a viewing, contact Stapleton Derby Estate Agency.









Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.