



Brookdale Farm house Scarth Hill Lane, Ormskirk, L39 9ED

Offers In Excess Of £750,000



**STAPLETON  
DERBY**

Brookdale Farmhouse presents a rare opportunity to acquire a rural property with exceptional potential, nestled in approx. 2.15 acres of the tranquil countryside of Lathom, Ormskirk. This detached four-bedroom house requires full renovation, providing a blank slate for buyers to design their ideal home. Additionally, the property includes several outbuildings, formerly used as a commercial workshop and sales premises, offering further possibilities for development or use.

The main residence is complemented by a variety of outbuildings and field to the front of the plot. These versatile spaces present numerous possibilities for conversion or repurposing, subject to the necessary permissions. Brookdale Farmhouse is an ideal project for those looking to design a bespoke rural retreat or working have onsite a commercial business. With a combination of spacious living accommodation, versatile outbuildings, and land, this property offers endless possibilities for transformation.

For further information or to arrange a viewing, please contact Stapleton Derby Estate Agency.

Septic tank will need to be replaced to comply with current Building Regulations.

Site will be sold and see. - ADDITIONAL INFORMATION ABOUT THE SITE IS AVAILABLE, PLEASE CALL.









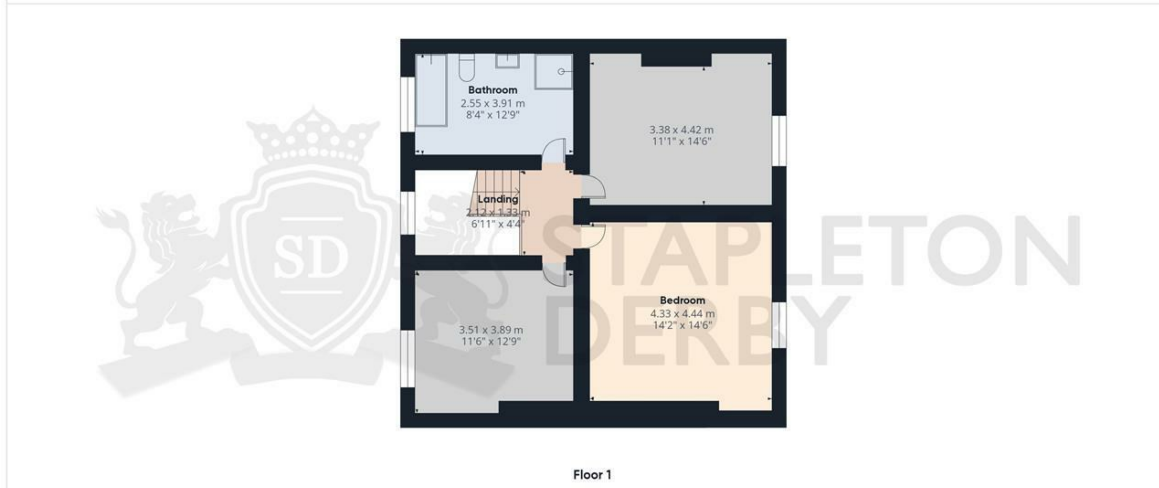
# Stapleton Derby

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**STAPLETON DERBY**

Approximate total area<sup>(1)</sup>

154.87 m<sup>2</sup>  
1667.02 ft<sup>2</sup>

Reduced headroom

4.17 m<sup>2</sup>  
44.92 ft<sup>2</sup>

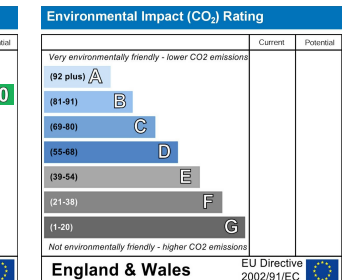
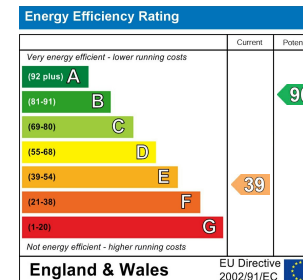
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 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.