



New Way Farm Back Lane, Ormskirk, L39 0EN

Asking Price £650,000



**STAPLETON
DERBY**

New Way Farm is a unique opportunity to acquire a rural property with immense potential, located in the peaceful countryside of Bickerstaffe. The property comprises a detached four-bedroom house in need of full renovation, offering a blank canvas for buyers to create their dream home.

The main residence is complemented by a variety of outbuildings, including a linked outbuilding, several additional storage structures, and animal sheds. These versatile spaces present numerous possibilities for conversion or repurposing, subject to the necessary permissions. The extensive land surrounding the property also requires attention and care but offers incredible potential for agricultural use, equestrian facilities, or creating a stunning rural landscape.

New Way Farm is an ideal project for those looking to design a bespoke rural retreat or working farmstead. With a combination of spacious living accommodation, versatile outbuildings, and open land, this property offers endless possibilities for transformation.

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









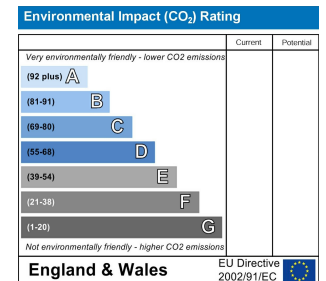
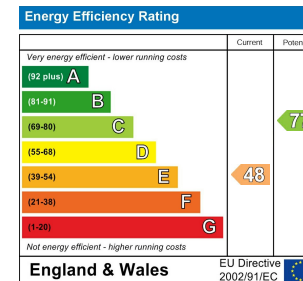
Stapleton Derby

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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.