



Ralphs Wifes Lane | Banks | Preston | PR9 8ER

**WIGNALLS**

Chartered Surveyors, Planning  
Consultants & Land Agents



## RALPHS WIFES LANE

*Boasting stunning rural views, Ralphs Wifes Lane is a spacious 4 bedroomed detached dwelling set in grounds spanning approximately 2.5 acres.*

*The dwelling features lawned gardens to the front and rear, 4 spacious double bedrooms, 5 reception rooms, kitchen/diner, dining room and sitting room.*

*The master bedroom features a large walk-in-wardrobe styled en-suite, which has to be seen to be believed.*

*To the rear of the property there is also a detached double garage which boasts an office space and W/C, perfect for home working.*

*Hidden from the road and tucked away within the property lies a range of glass houses and yard area totalling approximately 2 acres including glasshouses, an office, packaging area, workshop and refrigerated cold store.*

## Ground Floor

*Upon entering, you immediately get a feel for the space offered by the property. The large entrance lobby and grand staircase greet you along with access to the living room, dining room, sitting room and kitchen along with a ground floor W/C.*

*The traditional farmhouse style kitchen looks over the private rear garden of the property and features an island unit and dining area in addition to a range of traditional floor and wall units.*

*The living accommodation on the ground floor includes a large family living room and a cosier sitting room. Both rooms feature gas fires adding to the heart-warming farmhouse feel.*

*Off the living room there is a sun-room to the rear of the property which captures the setting sun of an evening.*

*The formal dining room can also be accessed via the kitchen and entrance lobby when entertaining guests.*



Entrance



Living Room



Dining Room



Kitchen



First Floor Views

## First Floor

*Just like the ground floor, the first floor of this property is not short of space. The large landing area and wide corridors give a spacious and luxurious feel.*

*The first floor features a large family bathroom, secluded storage cupboards and 4 double bedrooms including the master en-suite.*

*The Master bedroom is the gift that keep on giving with the secret door to the large en-suite area. Hidden away behind a wardrobe door, there is a magical feel of passing through to narnia when entering the en-suite.*

*The first floor of the property also benefits from amazing rural views to the front and rear of the property. From the rear of the property, the Ribble Estuary can be seen along with distant views of Blackpool tower and the lake district.*



Master Bedroom



Master En-Suite



*Kitchen*



*Kitchen*



*Family Living Room*



*Rear Garden*

# Glass House

*Included within the sale of Ralphs Wifes Lane is a range of aluminium framed glass houses and yard area extending to approximately 2 acres in total.*

*The current use of the glass houses has been for the growing of chillies, however dependant on any purchasers requirement, the glasshouses will be emptied and cleaned prior to completion.*

*The BRC accredited glass houses feature concreted walkways, irrigation and heating systems, manually controlled electronic ventilation systems and a fire safety system. At the entrance to the glass house there is a large packaging/storage area in addition to an office, workshop, wash down facility and refrigerated cold store. The yard area is also sufficient for Class 1 Articulated HGV's to enter the site.*

*Of interest to investors, prior to the vendor marketing the property, an agreement in principle with a potential tenant was reached at a rent in excess of £12,000/ac/year. We can confirm that there remains strong interest in the locality for glass houses with interest from multiple parties being shown.*



## General Remarks

*Services: The property has the benefit of mains electricity, drainage, gas and water.*

*Please note: Wignalls Chartered Surveyors have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.*

*Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.*

*Local Authority: West Lancashire Borough Council*

*Council Tax: Band F*

*Date of Photographs: October 2021*

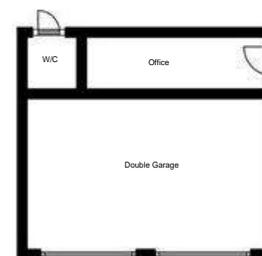
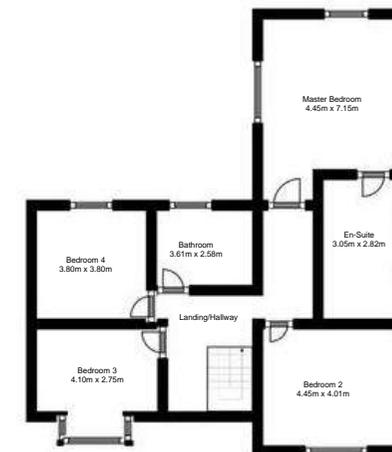
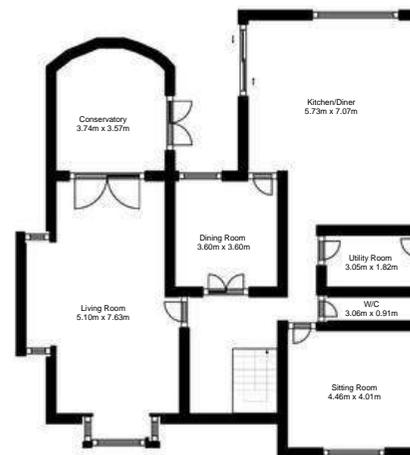
*Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Wignall BSc Hons MRICS FIAAV. Please call the office or email tom@wignalls.land to arrange a viewing.*

*Money Laundering Regulations Compliance: please bear in mind, that Wignalls Chartered Surveyors will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.*

*Method of Sale: Private Treaty SUBJECT TO CONTRACT*

Wignalls Chartered Surveyors for themselves and the vendors or lessors give notice that:

1. all descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
2. any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of Wignalls Chartered Surveyors has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.
5. where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to contract.



These floorplans have been drawn by Wignalls Chartered Surveyors and all measurements are given as rough figures and for identification purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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