

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7  
2SE

**Tel** 01257 266999 **Fax** 01257 264256

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**FOR SALE**

**By Informal Tender**

**THROSTLES NEST FARM  
BOLTON ROAD  
ANDERTON  
CHORLEY  
PR6 9HN**



**Offers Invited Over: £450,000**  
**To be submitted by 11am on Friday, 4<sup>th</sup> April 2025**

- Substantial double-fronted farmhouse
- 6.1 acres (2.45 hectares)
- Attractive semi-rural location
- In need of upgrading and repair

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



**CHARTERED SURVEYORS**

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

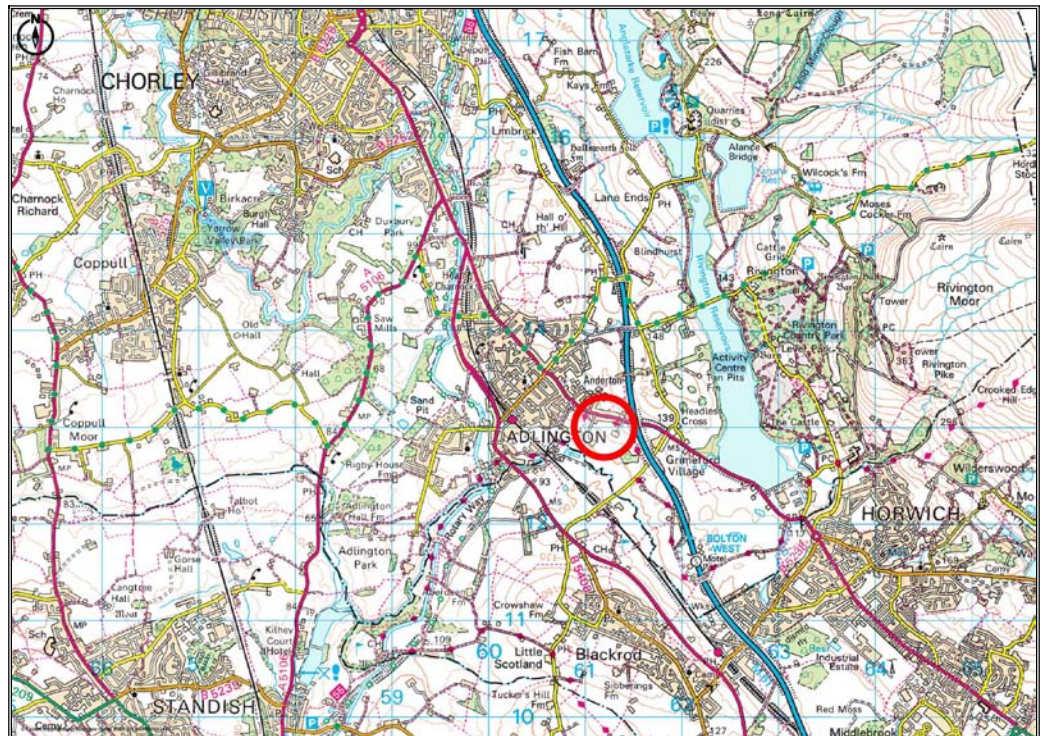


**Description:** Large imposing double-fronted farmhouse enjoying a prominent position with the rarely available amenity of pasture land, exercise paddock and woodland in the total holding of 6.1 acres (2.45 hectares).

It is conveniently placed for the comprehensive neighbourhood amenities in Adlington and access onto the M61 motorway.

The spaciouly proportioned accommodation is in need of upgrading and provides potential for re-modelling into a large family home.

**Location:**



**Accommodation: Ground Floor**  
*(all sizes are approx)* **Central Entrance Porch**

**Hall**  
Central heating radiator and store understairs.

**Lounge** 15' x 14' (4.6m x 4.3m)  
Fireplace and central heating radiator.

**Dining Room** 15' x 15' (4.6m x 4.6)  
Two central heating radiators.

**Kitchen** 13' x 12' (4.0m x 3.7m)  
Fitted cupboards and worktops, inset sink unit.

**Scullery/Utility Room** 14' x 13' (4.3m x 4.0m)  
Central heating radiator.  
Toilet with low flushed WC.

## **First floor**

### **Landing**

Cupboard containing gas fired central heating boiler.

### **Bedroom 1** 15' x 14' (4.6m x 4.3m)

Fireplace and fitted wardrobes, central heating radiator.

### **Bedroom 2** 14' x 12' (4.3m x 3.7m)

Central heating radiator and fitted wardrobes.

### **Bedroom 3** 15' x 9' (4.6m x 2.7m)

Central heating radiator.

### **Bathroom** 13'2 x 8'3 (4.0m x 2.5m)

WC, washbasin and large shower cubicle with tiling to walls, central heating radiator and fitted cupboard.

### **Bathroom 2** 15' x 5'7 (4.6m x 1.7m)

Panelled bath, WC, washbasin and shower cubicle.

## **Outside:**

Front garden.

Side driveway leading past -

Concrete base and space for large double garage, access way continuing past.

### **Exercise Arena** 130' x 65' (40 m. X 20 m)

Shredded rubber surface.

Animal shelter and store shed.

The land laid out in paddocks and woodland providing total holding of 6.1 acres (2.45 hectares).

## **Tenure:**

The site will be sold Freehold and free from Chief Rent and a covenant requiring the land to be used for agricultural or equestrian use.

## **Energy Rating:**

*To be provided*

## **Assessment:**

From electronic enquiries made to the Local Authority it is understood that the premises has been placed in Band F for Council Tax purposes.

## **Services:**

It is understood mains gas, electricity and water supplies are laid on as is drainage to the main sewer but purchasers are advised to make their own enquiries.

## **To View:**

Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

## **Note:**

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires and any other appliances and fittings where applicable.







# INFORMAL TENDER

(To be submitted by 11am on Friday, 4<sup>th</sup> April 2025)

on

**Throstles Nest Farm  
Bolton Road  
Anderton  
Chorley  
PR6 9HN**

**Purchaser(s):** \_\_\_\_\_  
\_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ **Postcode:** \_\_\_\_\_

**Tel:** Home \_\_\_\_\_  
Work \_\_\_\_\_  
Mobile \_\_\_\_\_  
Email: \_\_\_\_\_

**Solicitors:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Offer:** House: £ \_\_\_\_\_ (words) \_\_\_\_\_

**Is offer subject to:** Sale of own home? **YES/NO** Sale of another property? **YES/NO**

If YES are contracts exchanged? **YES/NO**

If not sold status of sale? \_\_\_\_\_

**Finance:** i.e. Bank, Building Society, Cash \_\_\_\_\_  
(Name of Finance Provider)

Maximum amount required: £ \_\_\_\_\_

Has written offer of finance been received? **YES/NO**

**Date:**

**Signed:** \_\_\_\_\_

**Return to:** Peter E Gilkes & Company, 44 Market Street, Chorley, PR7 2SE

**Email:** [info@peteregilkes.co.uk](mailto:info@peteregilkes.co.uk)

(if sending by email and you do not receive an acknowledgement, please ring to confirm our receipt of Offer  
Tel: 01257 266999)