

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7
2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



FOR SALE

**GROUND RENTS
PAYABLE ON RUFFORD NEW HALL
RUFFORD PARK LANE
RUFFORD
ORMSKIRK
LANCASHIRE
L40 1XH**



Price: £55,000

- Well secured Ground Rents
- Prestigious elegant residences
- Within grounds of 8.5 acres
- Surrounded by 150 acres of parkland
- Generating £3,680 per annum

Peter E Gilkes & Company for themselves 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 only and do not constitute any part of a contract; (ii) no person in the employment of Peter E Gilkes & Company 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 I Bernadette Gilkes I Ben Gilkes BSc MRICS I Matthew J Gilkes BSc (Hons) MRICS

Description:

The Ground Rents are being disposed of by way of the sale of Rufford Freehold Property Company Limited.

The Ground Rents are payable on the exclusive residences which have been formed from the conversion of the Grade II Listed Georgian Residence, conversion of the stable block which is also Grade II Listed plus the new build residences.

Each residential unit pays a Ground Rent of £115 per annum (£57.50 half yearly).

Of the 32 Ground Rents received, 6 are secured on the apartments within the Main Hall, 15 on the new build units known as The Courtyard and 11 units converted from the Stables, generating a total of £3,680 per annum.

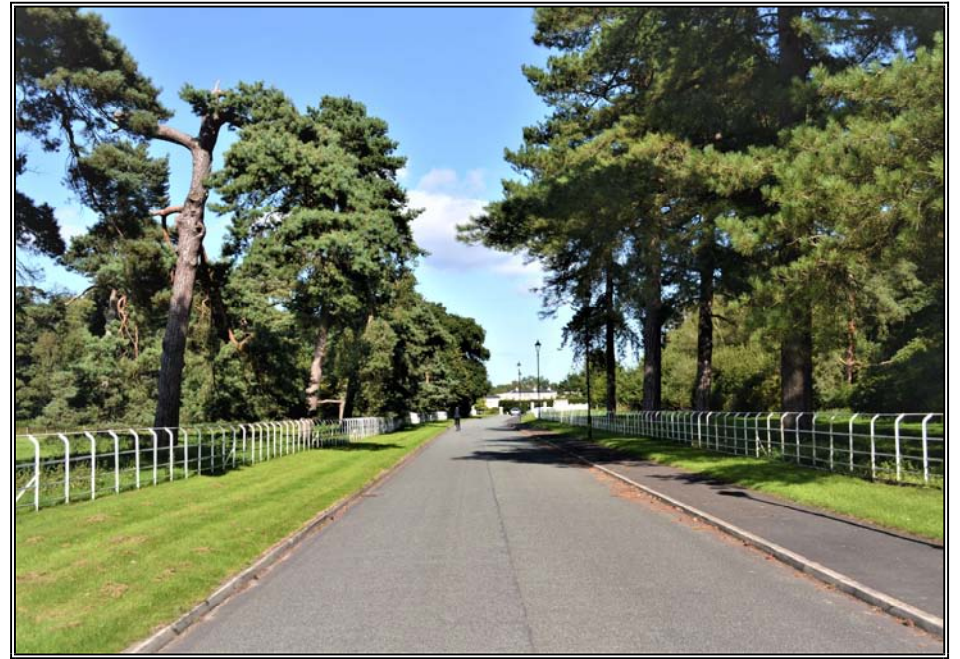
On the sale of each unit the freeholder's consent is required for which a charge is levied, currently in the order of £300.00.

Notices have been served under Section 5A of the Landlord and Tenant Act 1987.

The disposal is by way of the sale of the Company and provides an opportunity to acquire well secured Ground Rents on high quality, exclusive residences within the grounds of the elegant Rufford New Hall, a Grade II Listed building.

Negotiations:

All negotiations should be conducted through the agent, Peter E Gilkes.



Rufford New Hall, Rufford Park Lane, Ormskirk, Lancashire, L40 1XH