

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803



**FORMER AGRICULTURAL BUILDING,
BERRY'S FARM, CONDER GREEN, LANCASTER, LA2 0BG
FOR SALE BY INFORMAL TENDER**

what3words: ///fixtures.optimally.webcams

GUIDE PRICE O.I.E.O £75,000

FORMER AGRICULTURAL BUILDING, BERRY'S FARM, CONDER GREEN, LANCASTER, LA2 0BG

This disused agricultural building presents a rare opportunity to acquire approximately 2,700 sq ft (250.84 m²) of covered storage space located in the peaceful village of Conder Green, conveniently located within easy reach of Lancaster, Garstang, and just 2.5 miles from Junction 33 of the M6.

Constructed with a steel portal frame, the building features a poured concrete floor, concrete block walls topped with timber space boarding, and a pitched fibre cement roof. It is currently used for non-agricultural storage but offers significant potential for alternative uses, subject to the necessary consents being obtained.

The property benefits from mains water and electricity connections. Purchasers should note the requirement to relocate the access doors from the south elevation to the east elevation within six months of completion.

This is a rare and ideal opportunity for those seeking flexible space in a well-connected rural location, with scope to adapt the building to suit a range of future uses.

For sale by Informal Tender. Offers to be submitted in writing, on the tender form provided by 12 noon on Wednesday 3rd December 2025.

Viewing is strictly by prior appointment with the selling agents only.



GENERAL REMARKS

Planning: The property does not benefit from any extant planning consents. All further planning enquiries are to be directed to Lancaster City Council Planning Department Town Hall Dalton Square Lancaster LA1 1PJ.

Services: We understand the property benefits from mains water and mains electricity via a sub-metered connection. It will be the responsibility of any purchaser to install a sub metered water connection or install a new supply. Please note, Richard Turner and Son have not tested any of the above services and purchasers should satisfy themselves as to the presence and the working condition prior to exchange of Contracts.

Restrictive Covenants & Overages: The property will be sold with a restrictive covenant preventing any increase in height of the building. Housing of any livestock is to be prohibited and any proposed material or use changes will require consent from the owner of the wider property contained with Land Registry title LA888346. The vendor will retain an overage entitlement of 25% of any uplift in the property's value resulting from the grant of planning permission for residential use, or any other use falling within Class C of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Conditions of Sale: Any purchaser shall be required to move the entrance to the building from the south elevation to the east elevation of the property within 6 months of completion of any sale. The vendor shall be responsible for obtaining any consents necessary to facilitate this.

Conservation Area/AONB: None known.

Easements, Wayleaves and Rights of Way: The property will be sold with an unrestricted right of way from the public highway as shown shaded in yellow on the boundary plan below. The property is sold subject to and with the benefit of all other existing wayleaves, easements and rights of way, whether public or private and whether specifically mentioned or not.

Footpaths/Bridleways: We understand there are no footpaths or bridleways affecting the subject property.

Flooding: According to the Environment Agency Website the property sits entirely within Flood Zone 3.

Sporting, Mines & Mineral Rights: All sporting, mines and mineral rights are assumed to be in hand, where this the case these are included in the sale.

Title & Tenure: Held Freehold under part of title LA888346, vacant possession will be available upon completion.

Network/Broadband: Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). Please Note: These results are predictions and not guaranteed and may also differ, subject to circumstances.

Health and Safety: Given the potential hazards of the property, we would ask you to be as vigilant as possible when inspecting for our own personal safety, in particular around the buildings.

Photo's plans and measurements: The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

Method of Sale: For sale by Informal Tender. Offers to be submitted in writing, on the tender form provided by 12 noon on Wednesday 3rd December 2025. Only offers submitted using the provided tender form will be accepted.

Lotting and Order of Sale: Available as a whole, the vendor reserves the right to amend, withdraw, amalgamate or change the lotting of the property as required and reserves the right to agree a sale prior to tender deadline or alter the method of sale.

Viewings: Viewing is strictly by prior appointment with the selling agents only.

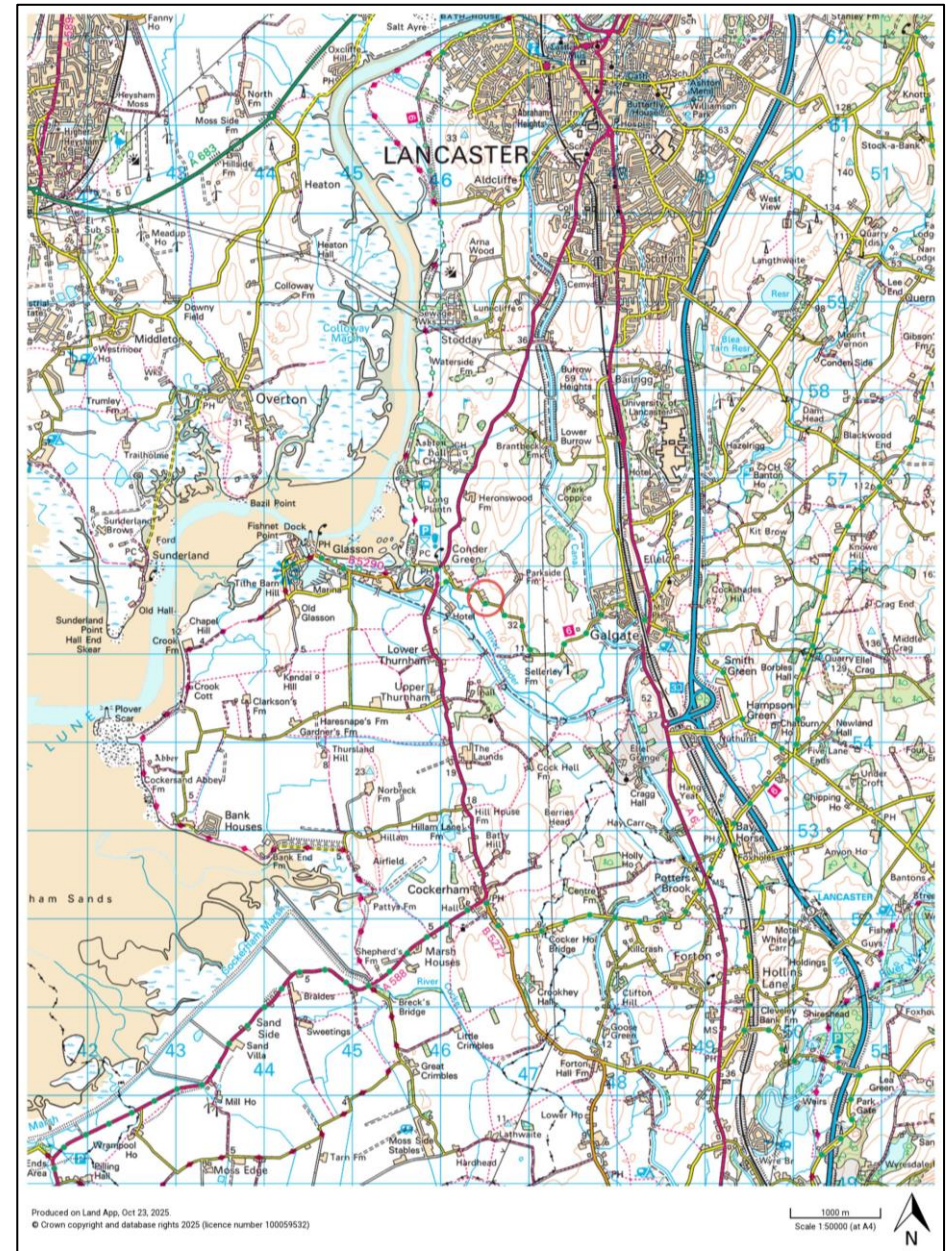
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444. Through whom all offers and negotiations should be conducted.

Money Laundering Regulations Compliance: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a smart search to verify information provided however please note the smart search will NOT involve a credit search.

BOUNDARY PLAN



LOCATION PLAN



Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@turner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@turner.co.uk

MISREPRESENTATION ACT 1967:

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