



Lancaster - 9 Miles

Garstang - 8 Miles

## **Moss House Farm Barns**

**Gulf Lane, Cockerham, Lancaster, Lancashire**  
**LA2 0ER**  
**OIRO £500,000**

A fantastic opportunity for developers or investors to acquire Moss House Farm Barns offering huge scope and a blank canvas for development of up to 3 dwellings in a substantial rural setting. Moss House Farm Barns offer a large 3 acre site with 2 traditional stone & brick built agricultural barns with the benefit of planning permission for conversion. Permission was granted several years ago under decision number APP/A2335/A/02/1104108 with Wyre Borough Council for the conversion of the two barns. Firstly a detached stone built 4 bedroom residence and secondly a pair of 3 bedroom semi detached brick built residences.

The barns are situated off Gulf Lane on the outskirts of the popular village of Cockerham offering great village amenities such as primary school, village hall and good local pubs. Lancaster grammar school, Lancaster town center and M6 motorways are all within short commuting distances and all very accessible.

Moss House Farm Barns are offered for sale by informal tender.

Offers are requested in writing to the Sawley office by 12noon Wednesday 11th December 2019 clearly marked Moss Farm Barn tender.

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Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

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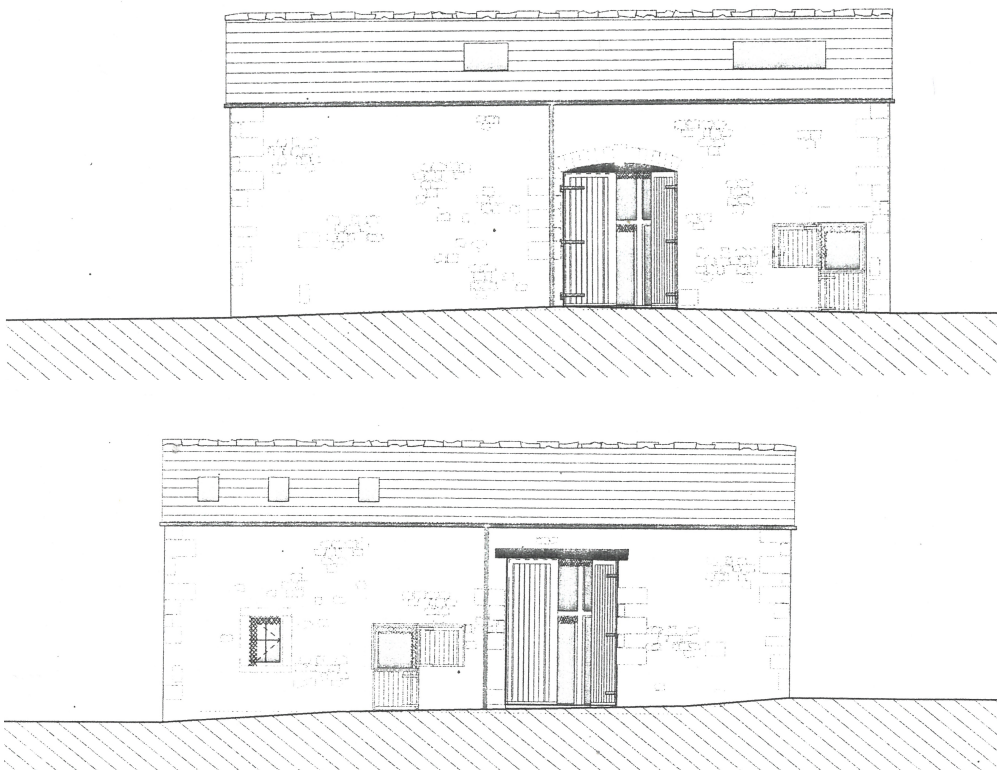


### Barn 1 - Stone Built 7m x 14.5m (23' 0" x 47' 7")

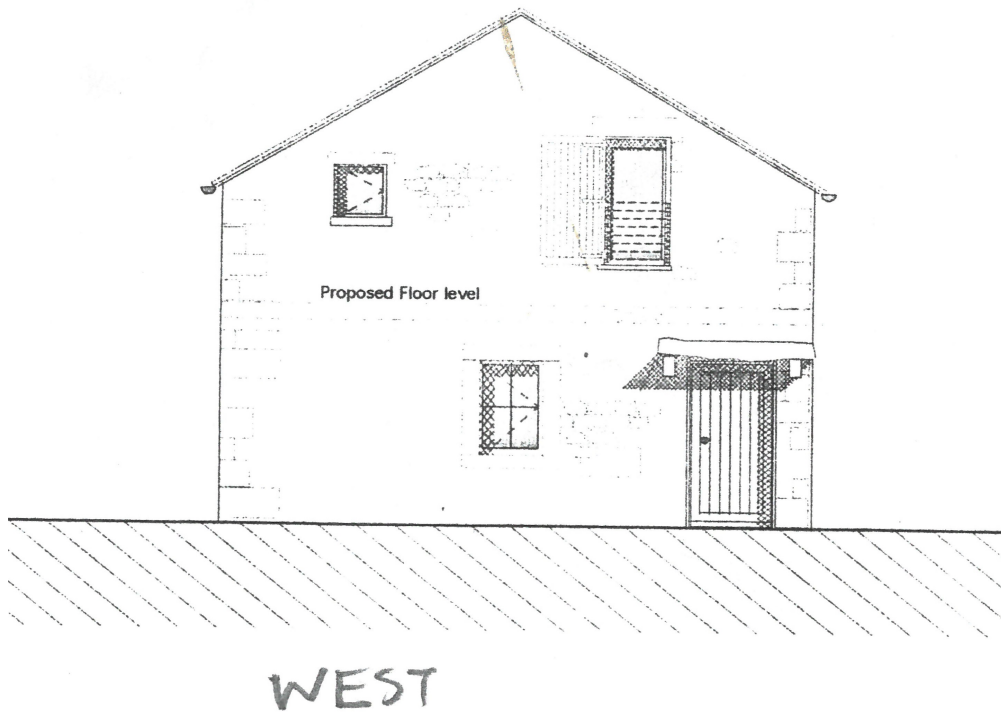
The sandstone barn is constructed of natural stone laid to random course under a blue slate roof with a combined internal floor area of 170.1m<sup>2</sup> (1830 ft<sup>2</sup>). A material start on the build has been made with much of the stone work, roof work, block work and internal walls having been completed. The remaining first fix and second fix are yet to be completed.

The permission has granted internally a large kitchen/dining area with snug and utility room a large voided hall area leading to large living room area on the eastern gable.

**Fig 1**









**Fig 2**





### **Barn 2 - Brick Built 17m x 16.2m (55' 9" x 53' 2")**

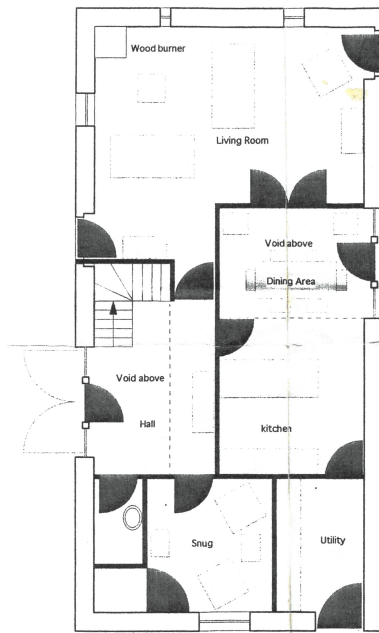
A brick built barn with adjoining shippon under a slate roof having permission granted for the conversion to a pair of semi detached 4 bedroom residential properties. Each unit will extend to a gross internal floor space of 244m<sup>2</sup> (2625ft<sup>2</sup>).

A material start has been made to the planning permission with the construction of the dividing wall in concrete block and some further internal walls have been started.

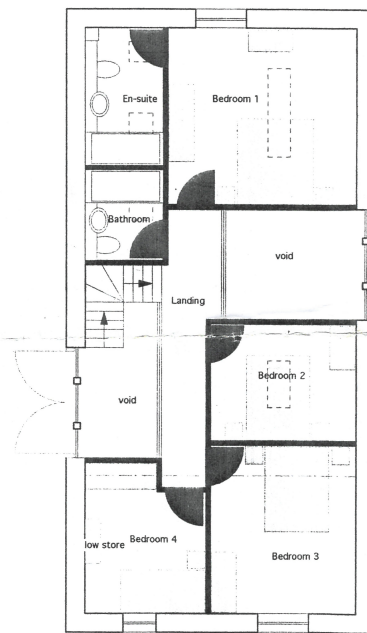
Each unit has internal plans on the ground floor for a large kitchen with dining room and utility room off. boot room and study, living room, snug, hallway cloak room and W.C..First floor will comprise of a master bedroom with en suite and dressing room, and two further bedrooms and family bathroom. Second floor will complete the fourth bedroom and bathroom facilities.

**Fig 3**

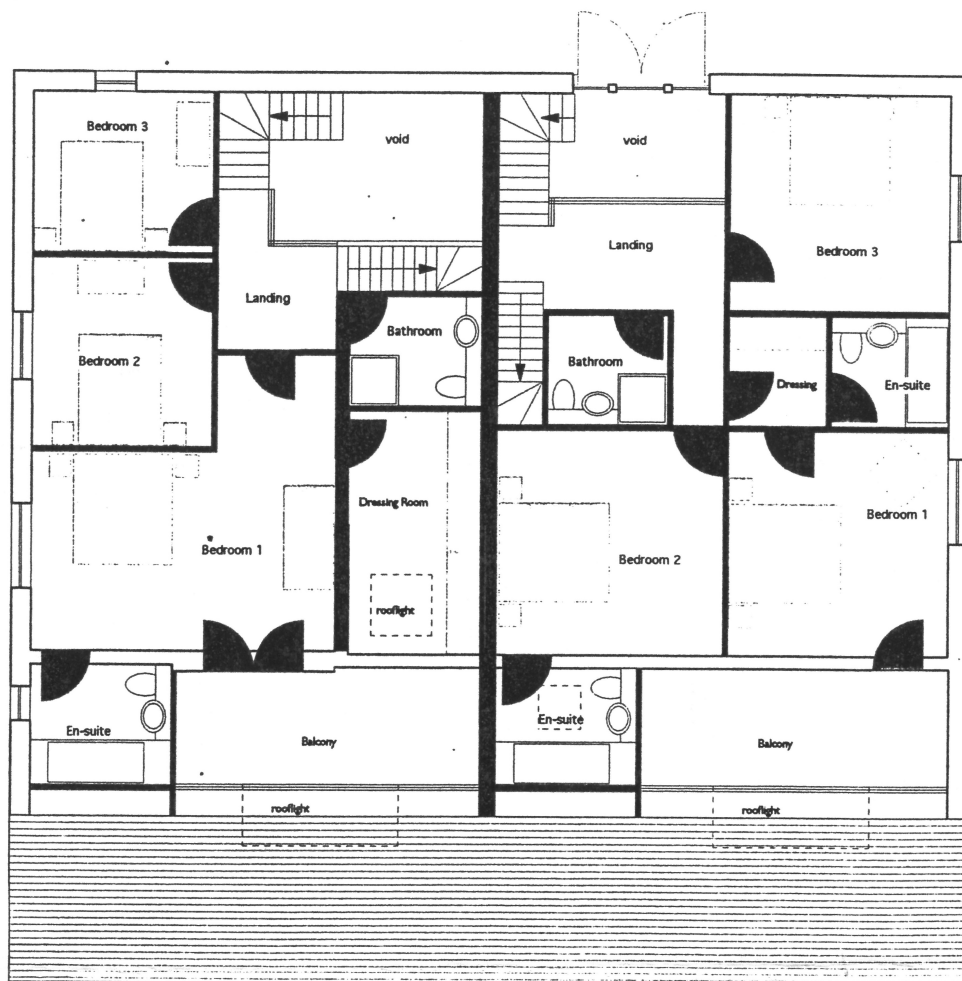




GROUND FLOOR PLAN



FIRST FLOOR PLAN

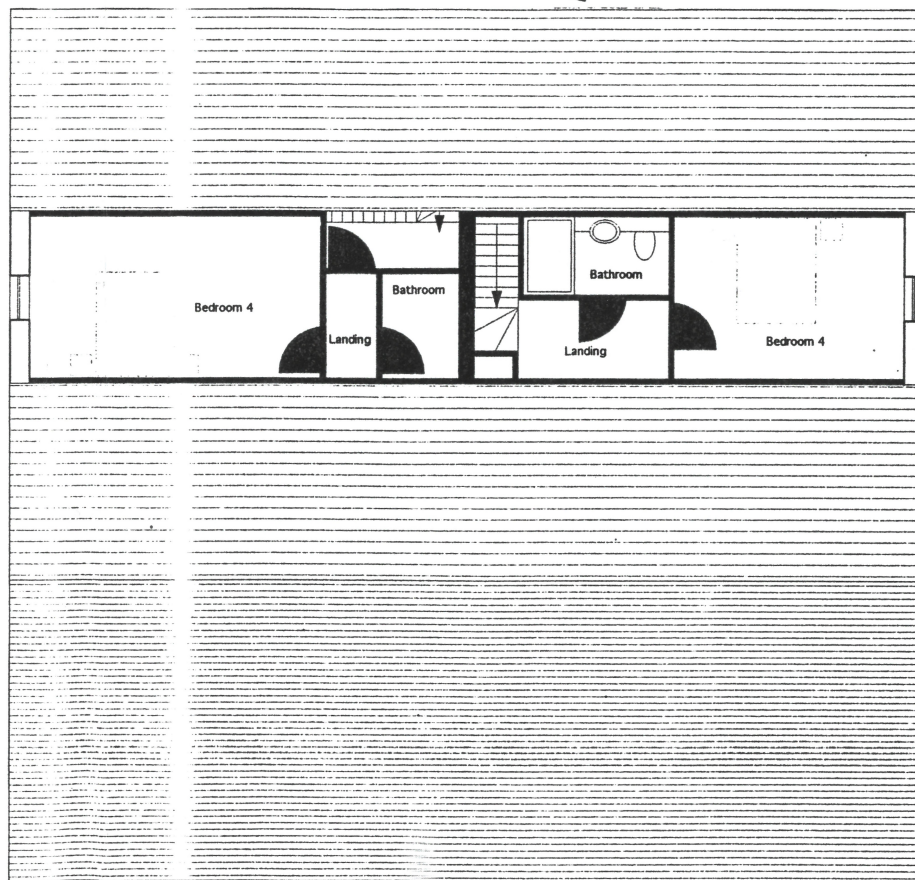


FIRST FLOOR PLAN





GROUND FLOOR PLAN



SECOND FLOOR PLAN

**Fig 4**



## Services

Mains Water

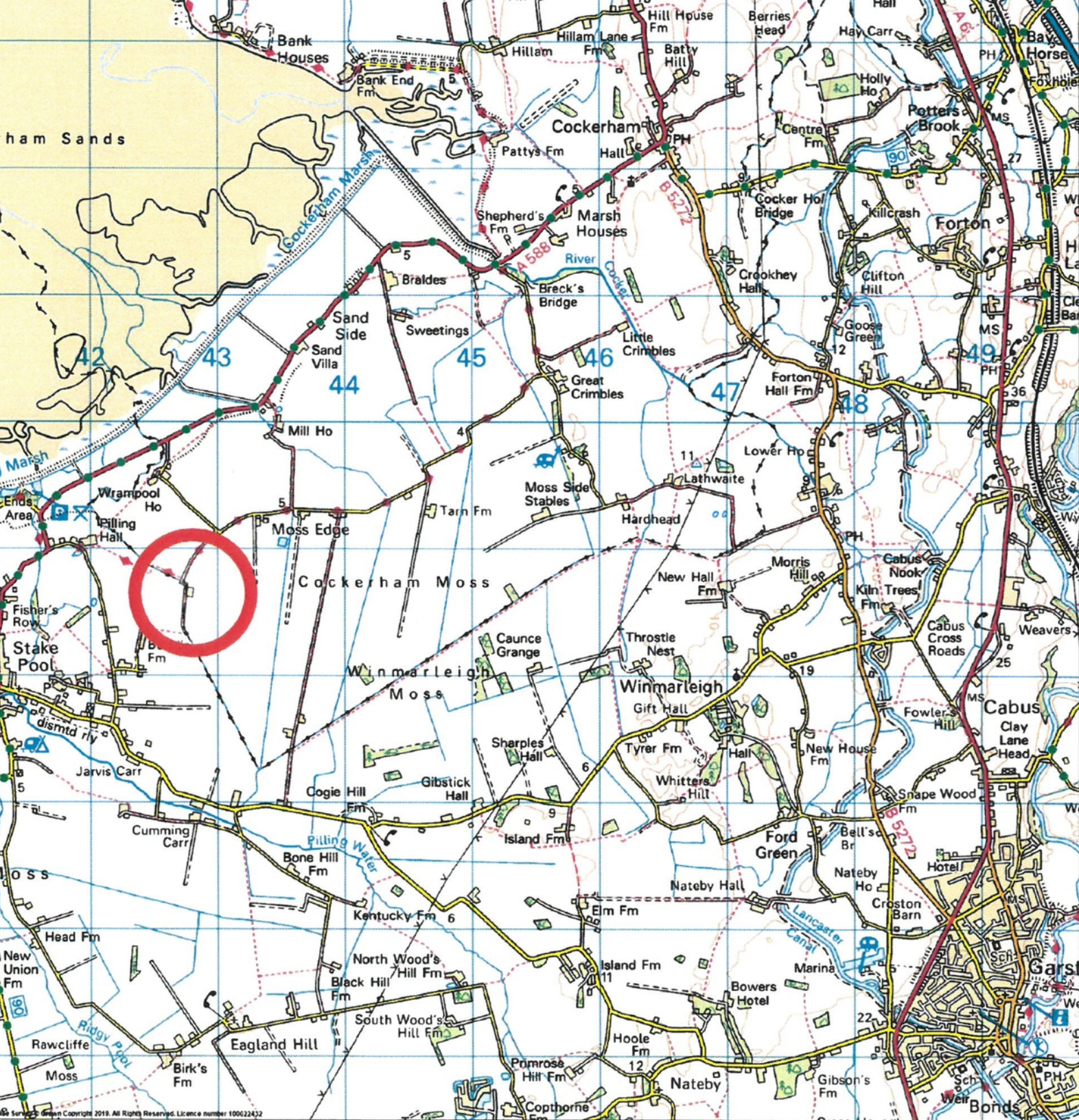
## Mains Electricity

Septic Tank Drainage (to be installed)

Plan of Land







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