



Development Site with Planning Consent for Conversion to a Dwelling.

Barnfield Stables

Lodge Lane

Singleton

Lancashire

FY6 8L J

Guide Price £550,000 Reduced to £475,000

A highly desirable scheme for the construction of a single story detached dwelling (3-bedroom), this property is set in 4 acres of land, which includes a manège. This property is in an idyllic and sought-after location, situated within the beautiful countryside of the Fylde District. An ideal self-build project for those who seek the country lifestyle.

Set in 4 Acres – Menage

The property is sold freehold with vacant possession. Viewings strictly via the selling agents.

Offered for sale via Private Treaty. Ref RCB.

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

Description

Location

The Barnfield Stables site is located between near the village of Singleton. A popular village with a local pub, shop, village hall, bowling green and primary school, other nearby amenities include a garage, hotel, café and garden centre. The property is located between two towns, Great Eccleston and Poulton-le-Fylde, both of which are a short car journey away. The property has excellent road network access. Barnfield Stables is in a rural area with surrounding open fields and scenic views.

What 3 words location: [///aliens.elder.perfumes](http://aliens.elder.perfumes)

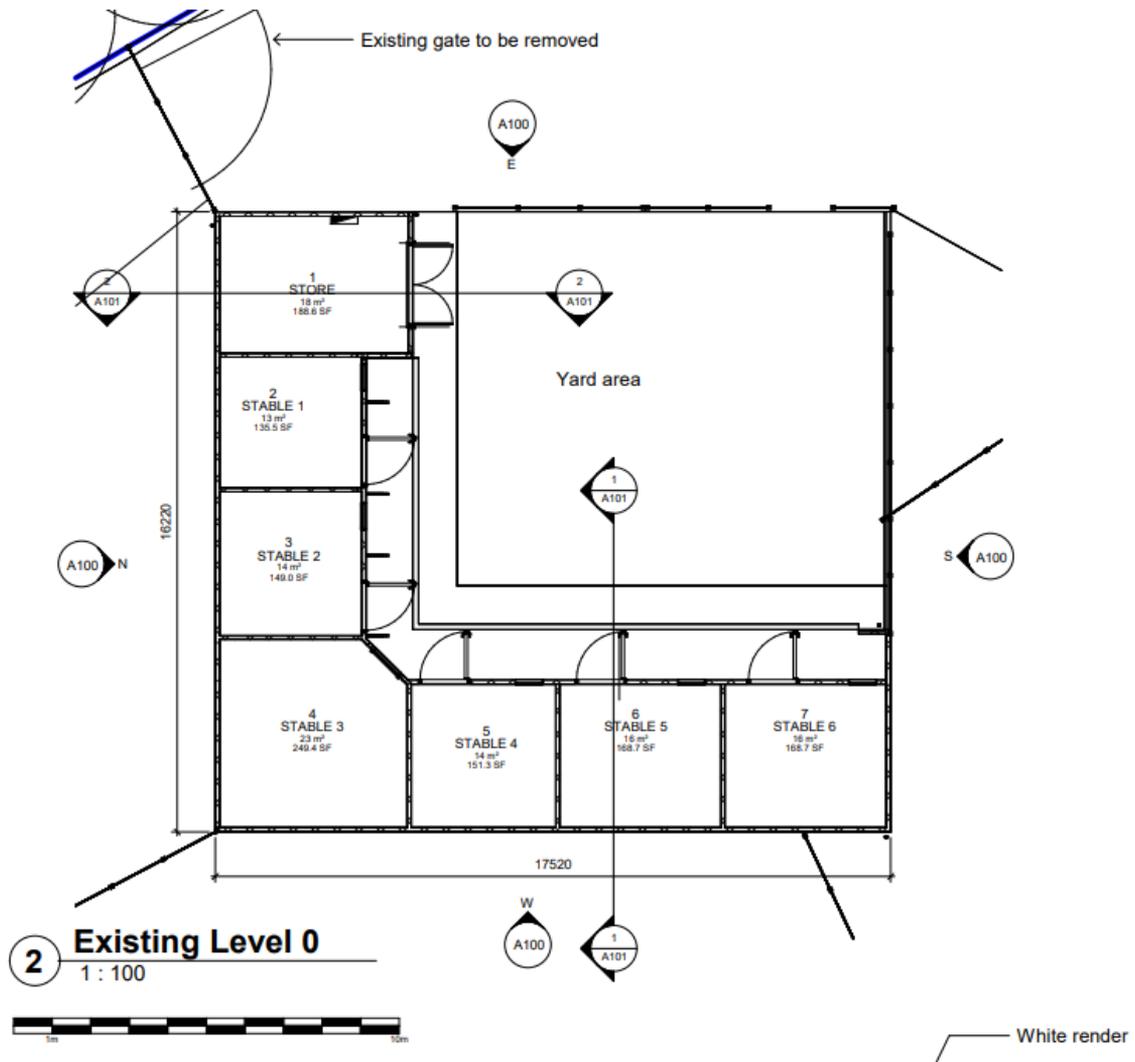
Existing Use

The site currently is equestrian in nature and extends to 4 acres, with the existing stone build stables used to house horses.

Services

There is mains water and electricity connected to the site already.

Existing Building Plan

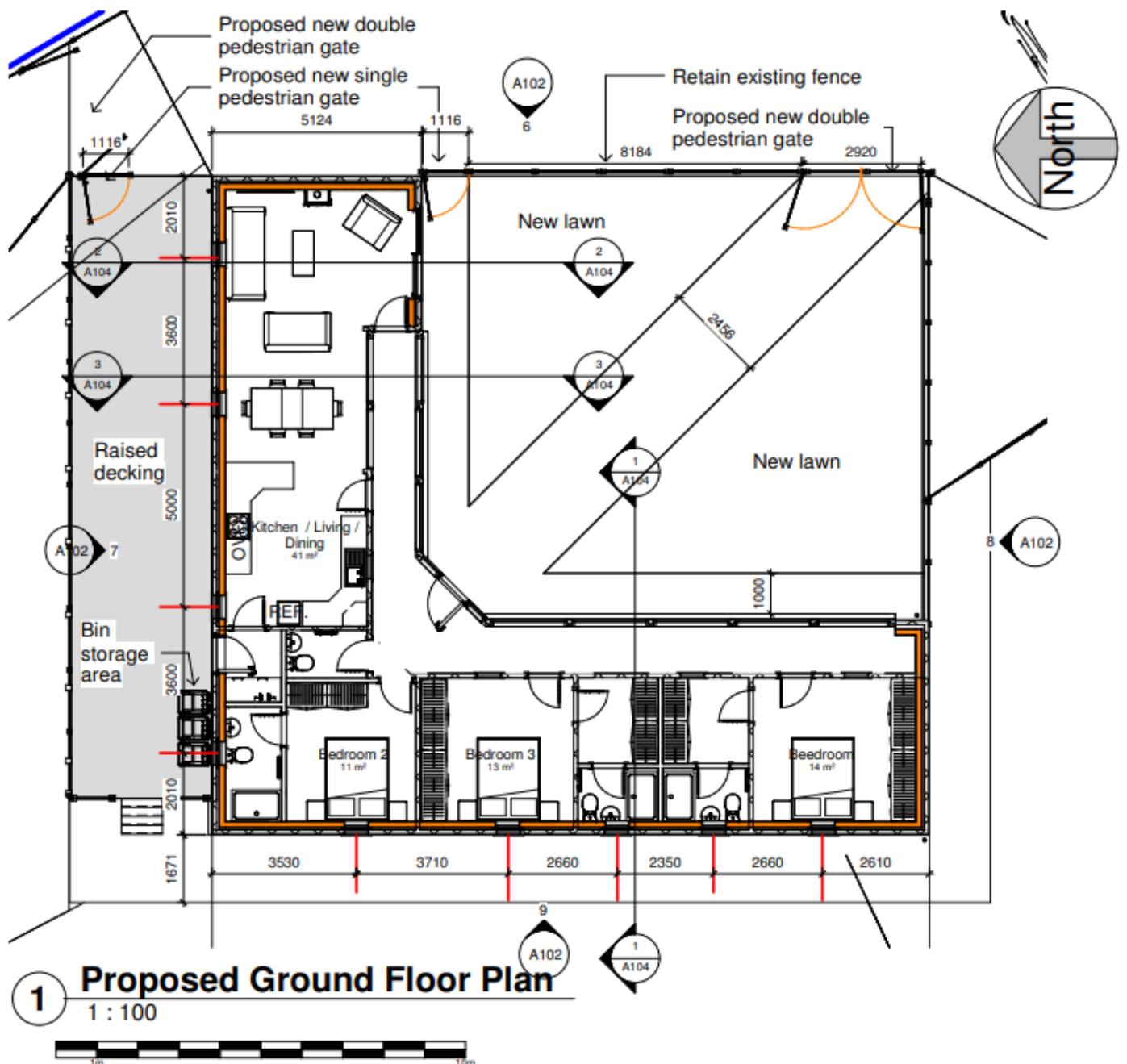


Approved Development

Planning Permission was granted under application reference: 24/0717 on 30th of April 2025 by Fylde Borough Council for the change of use to one dwelling. The approval notice and a full suite of approved plans are enclosed and available to be emailed upon request.

The property includes a generous open plan kitchen-living-dining area, three bedrooms, all ensuite, two with walk in wardrobes.

Approved Floor Plan



Manège

The property includes a 40m x 22m outdoor manège with a sand base, surrounded by a wooden post and rail fence.

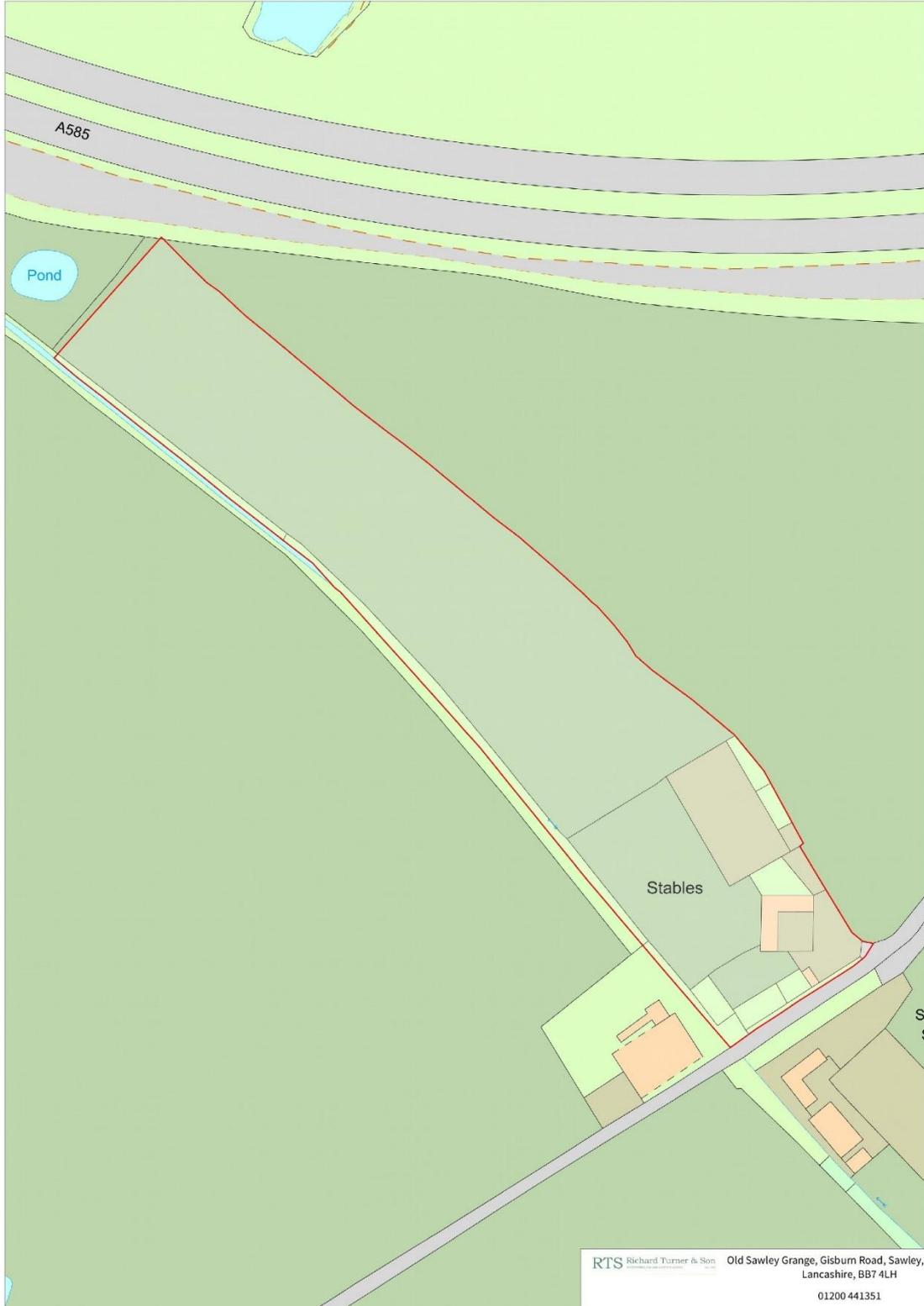


The Land

The land extends to 4.19 acres in total, comprised of meadow and a turnout paddock, all in good heart. The land is stock proof and well fenced, mains water supply to the field.



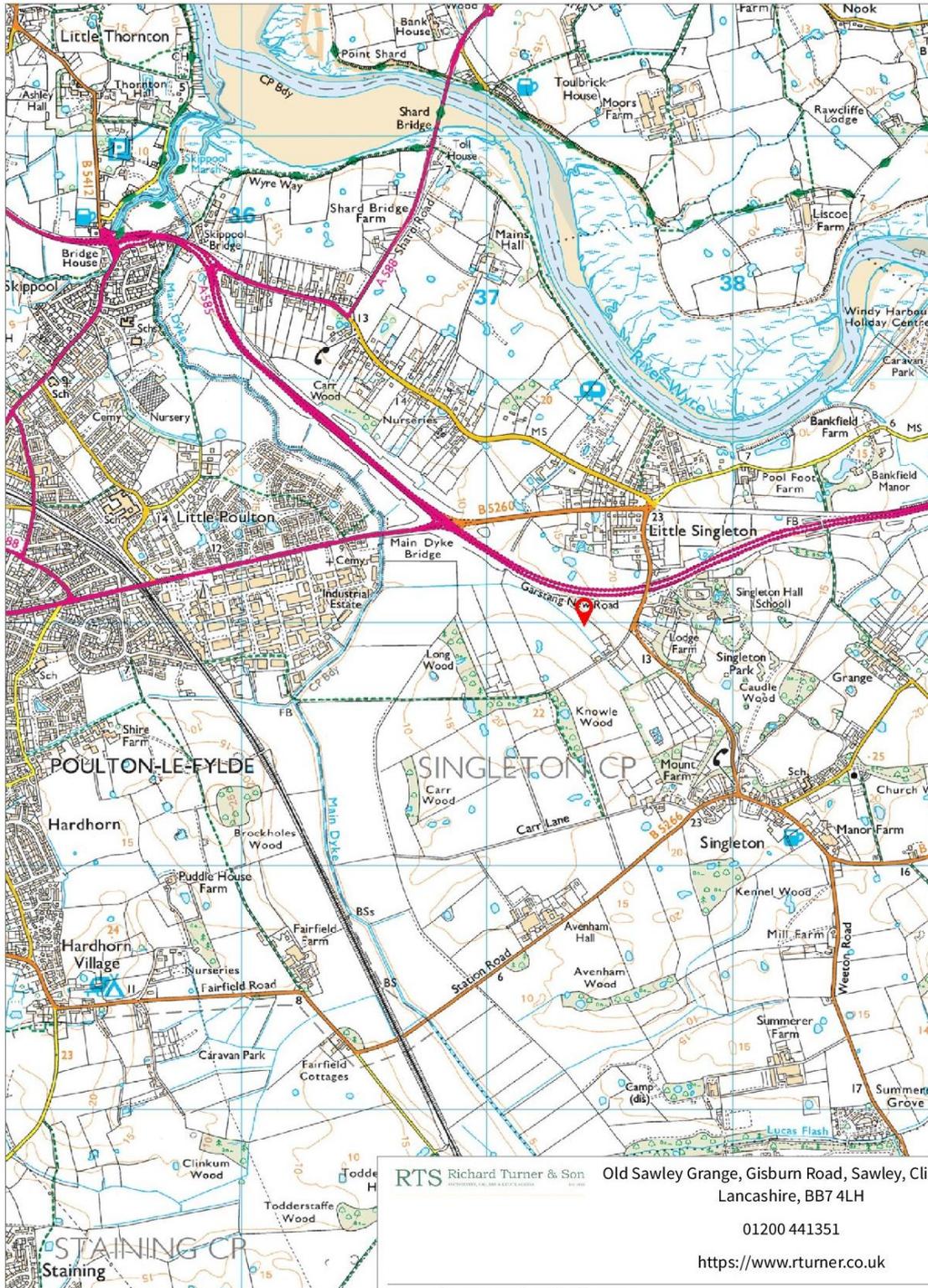




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Client: **Mr John Kitchingman**
Project: **Barnfield Stables, Lodge Lane, Singleton, FY6 8LJ**

Title: **Ordnance Survey Plan**
Scale: 1:1250 @A3 Date: 05 Jun 2025
Drawn By: RC Black Drawing No: 3560/001



RTS Richard Turner & Son
ORdnance Survey, OS, BAA & CIP's ASSOCIATE Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, Lancashire, BB7 4LH

01200 441351

<https://www.rturner.co.uk>

Client: **Mr John Kitchingman**

Project: **Barnfield Stables, Lodge Lane, Singleton, FY6 8LJ**

Title: **Ordnance Survey Location Plan**

Scale: 1:25000 @A4

Date: 05 Jun 2025

Drawn By: RC Black

Drawing No: 3560/002

GENERAL REMARKS AND STIPULATIONS

Local and Service Authorities

Fylde Borough Council, The Town hall, Lytham St Annes FY8 1LW

Particulars of Sale

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of, any offer or contract and all Statements made herein are made without responsibility on the part of the Selling Agents or the Vendor. Any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty to the Land and Property.

Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Selling Agents. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or misstatement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

Tenure and Possession

The Property is Freehold and Vacant Possession will be given on Completion.

Easements and Wayleaves

We are not aware of any easements and wayleaves.

Anti-Money Laundering Regulations

Prospective buyers should be aware that if they have an offer for the property accepted, it is required that they provide documents in relation to anti-money laundering regulations. These must be in the form of photographic identification.

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