



M6 / M55 Motorway 2 miles

Preston and Longridge both 5 miles

BARN FOR SALE, PUDDING PIE NOOK LANE Goosnargh, Preston, PR3 2JL

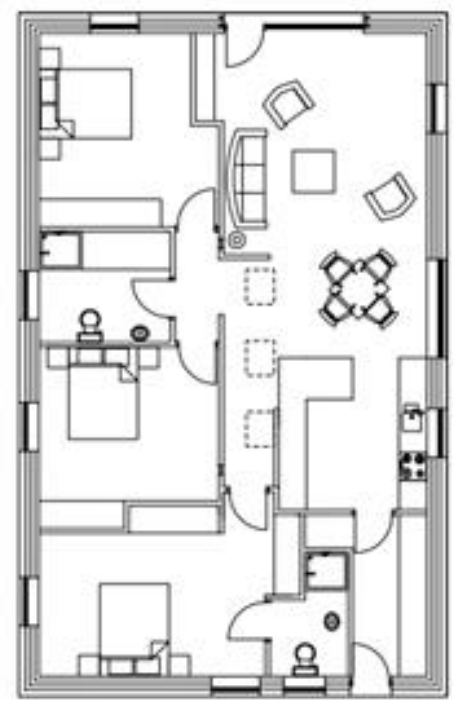
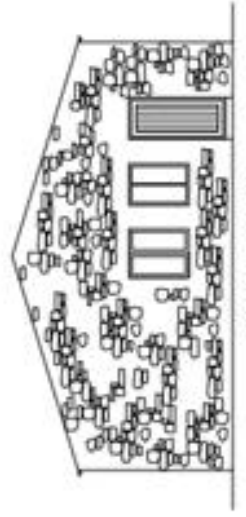
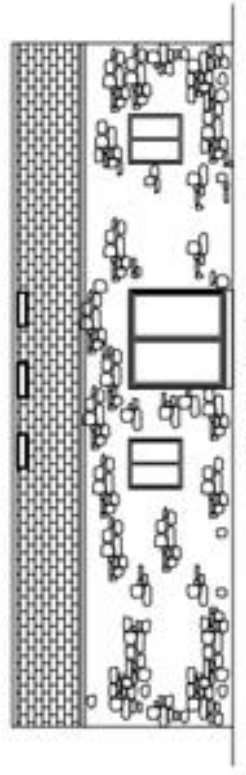
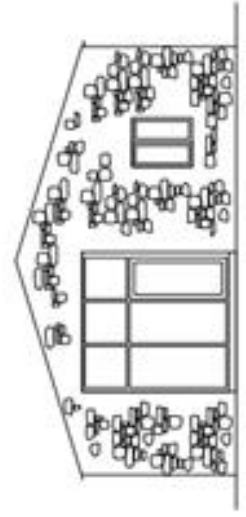
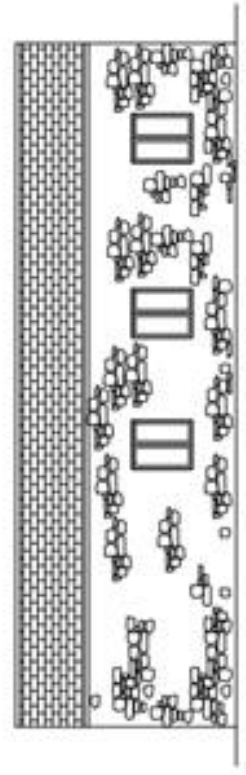
£280,000 Region

Viewing is highly recommended and by appointment through the selling agents.

A rare opportunity to acquire a generous sized plot and farm building with permitted development approval (application number 06/2023/0907) for conversion into a detached luxury 3 bedroom true bungalow, with plentiful off road parking space. The steel portal frame agricultural storage shed measures 45' x 30' with concrete floor, concrete block walls with well placed potential window and door constructions currently externally clad in steel sheet under a cement fiber clad pitch roof in a generous area of surround shown with a boundary edged red on the plan.

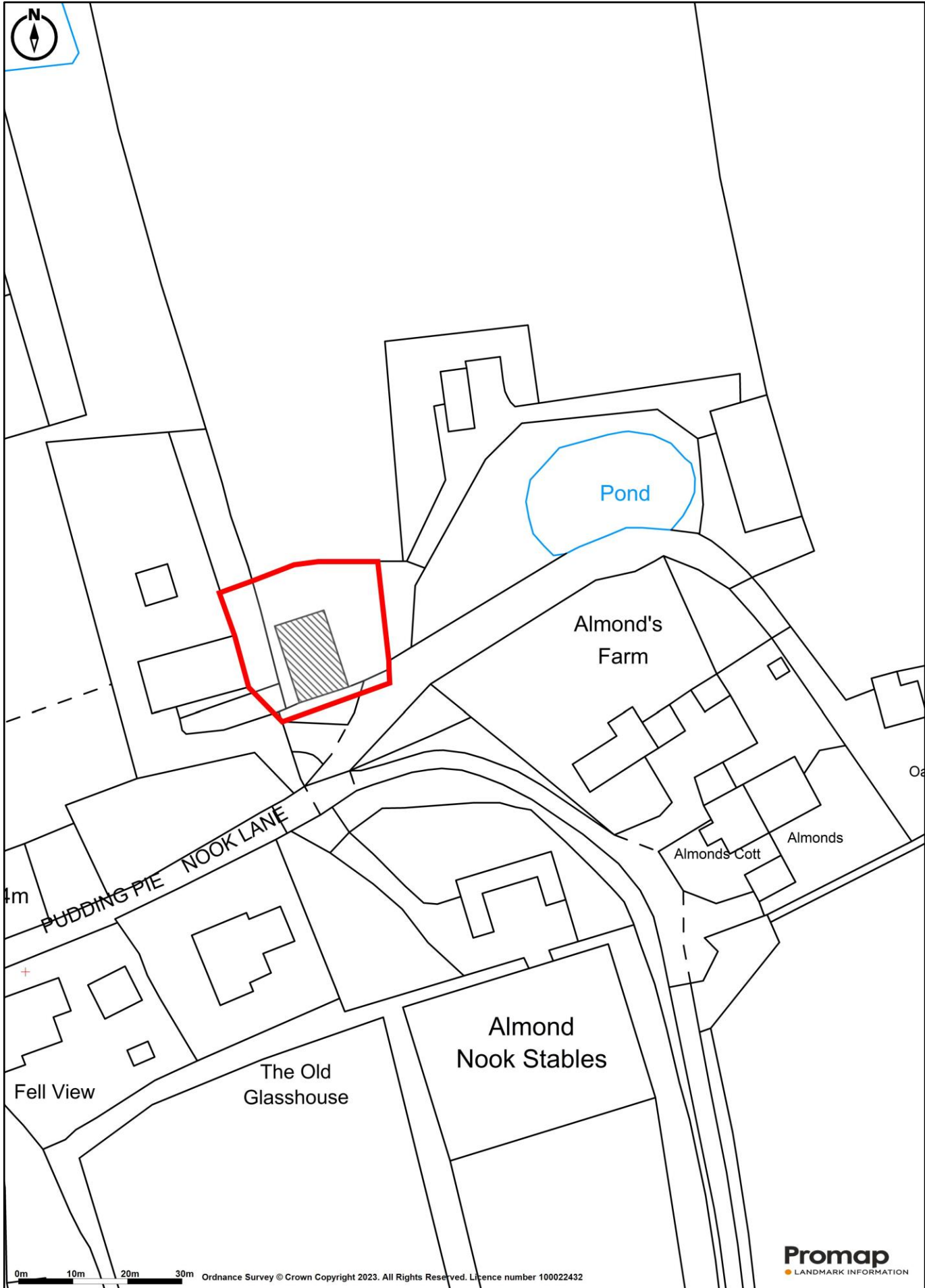
Positioned in a much sought after area, peaceful, semi rural location on a private lane yet close to motorway networks and local amenities. Mains water and electricity are on site ready for connection. With an open plan kitchen dayroom, ensuite bedroom, two further bedrooms and house bathroom. The approval allows for 3 years time to complete the conversion or to tweak for anyone wishing to create their dream family home.

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	15/01/2021
2	ISSUED FOR PERMIT	15/01/2021
3	ISSUED FOR PERMIT	15/01/2021
4	ISSUED FOR PERMIT	15/01/2021
5	ISSUED FOR PERMIT	15/01/2021
6	ISSUED FOR PERMIT	15/01/2021
7	ISSUED FOR PERMIT	15/01/2021
8	ISSUED FOR PERMIT	15/01/2021
9	ISSUED FOR PERMIT	15/01/2021
10	ISSUED FOR PERMIT	15/01/2021

PROPOSED ELEVATIONS & F.P. 1/19
 ARCHITECTURAL & ENGINEERING
 SOUTH OF FLOORING 1/19
 1/19 1/19 1/19 1/19 1/19 1/19 1/19 1/19 1/19 1/19



0m 10m 20m 30m Ordnance Survey © Crown Copyright 2023. All Rights Reserved. Licence number 100022432

Promap
LANDMARK INFORMATION

Location Plan



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