

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## Detached Stone Barn set in Circa 0.26 Acre Plot **BUTTON MILL BARN, INGLEWHITE**

**Price: £75,000 Region**



**Council Tax Band: N/A**

**Tenure: Freehold**

**Energy Performance Certificate Band: N/A**

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### **BUTTON MILL BARN, BUTTON STREET, INGLEWHITE, Near Garstang PR3 2LJ**

Comprising a detached old stone barn set in a generous 0.26 acre plot which the Vendor affectionately refers to as *“being in need of a master builder to turn a prickly thistle into a blooming orchid in the green fields of Lancashire”* The Barn which requires restoration works has potential to create (subject to appropriate planning approval) a fantastic residential home which is in easy reach of the motorway network for the north east, west and south, to the Lake District and Blackpool famous for its entertainment and illuminations”.

**Barn Internal Dimension:** 36'6 x 19'0 (11.13m x 5.79m)

#### **Utilities:**

Mains water and electricity on site (but currently disconnected). *Please note the salvaged original roof slates are stored off site and are included in the sale of the property.*

#### **Local Planning Authority:**

Preston City Council, Town Hall, Lancaster Road, Preston, PR1 2RL. Tel: 01772 906 912.

#### **Viewing:**

During any reasonable daylight hour whilst accompanied by a set of these descriptive sales particulars.

#### **Solicitors:**

Blackhurst Swainson Goodier Solicitors, 5 Winckley Street, Preston, Lancashire, PR1 2AA. Tel: 01772 253 841.

#### **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, e.g. precise location & network outage.

**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.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

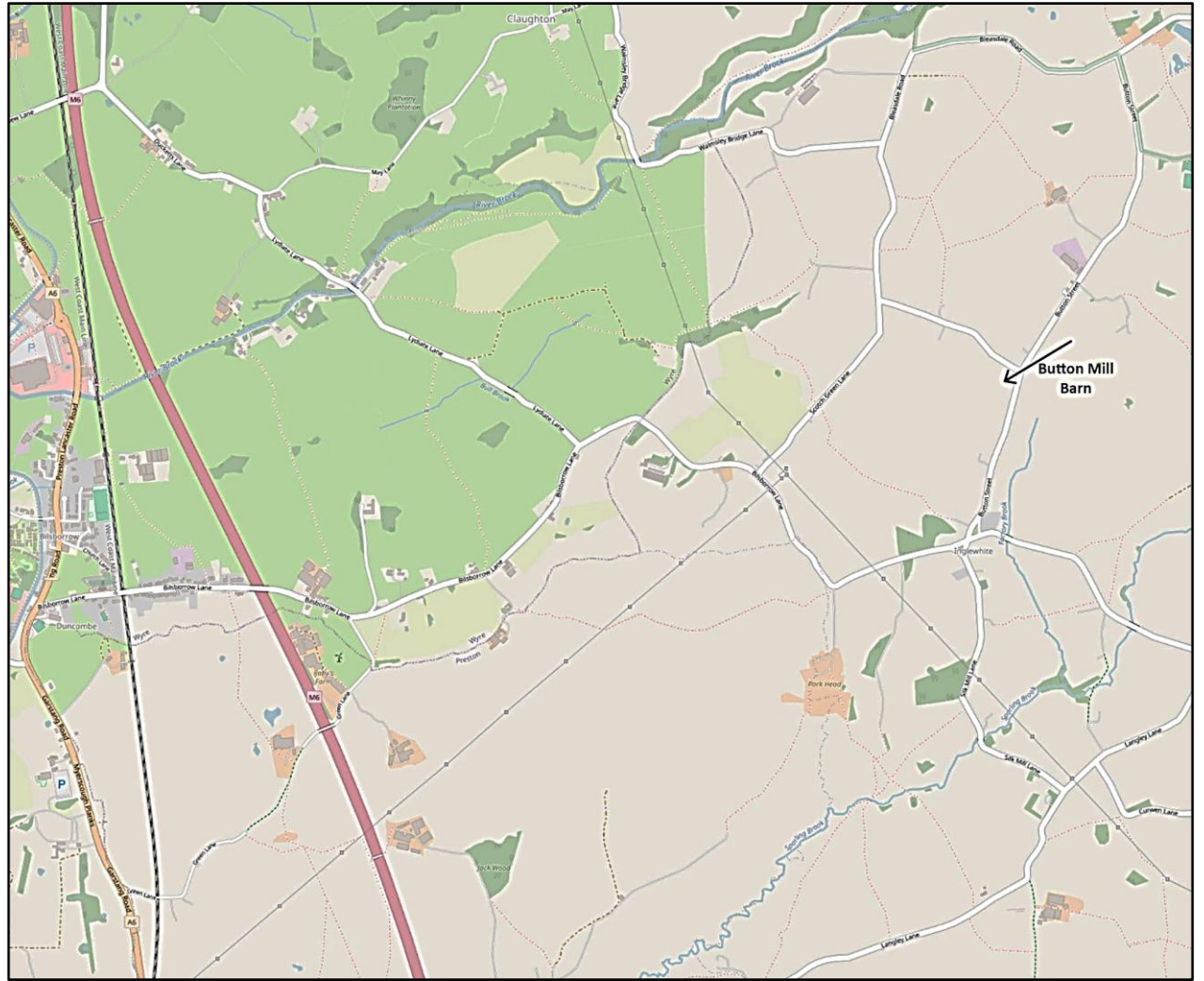
**Please Note:** In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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



## BOUNDARY PLAN



## LOCATION PLAN





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