

DRAFT



BARN WITH PLANNING PERMISSION FOR CONVERSION INTO A DWELLING HOUSE SET IN CIRCA 2 ACRES LAND

Circa 4.94 Acres Additional Land available by Separate Negotiation

**Union Cottages, Lancaster Road,
Pilling, Preston, PR3 6SR**

Price: Lot 1: Barn Set in Circa 2.0 Acres £400,000 Region

Lot 2: Circa 4.94 Acres Land Offers Invited

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Comprising a modern steel portal framed agricultural building extending to 421 m sq internally with Detailed Planning Permission for conversion into a generous sized 3/4 bedroomed dwelling house featuring a large open plan living area/kitchen and three further reception rooms etc. (*however this proposed layout could possibly be changed by the purchaser to personal requirements*) being set in circa 2 acres or thereabouts of curtilage and excellent level pastureland in a lovely open rural location conveniently just 2 miles from the Fylde Coastal village of Pilling.

A further 4.94 acres or thereabouts of excellent adjoining land is also available by separate negotiation.

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Services:

The purchaser will be responsible for the installation of a suitable packaged sewage treatment system for the development.

Mains electricity and mains water available subject to application by the purchaser.

Architects:

Graham Anthony Associates. 2 Croston Villa, High Street, Garstang, Preston, PR3 1EA.

Tel: 01995 604 514.

Planning Consent:

Attached.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

To be confirmed.

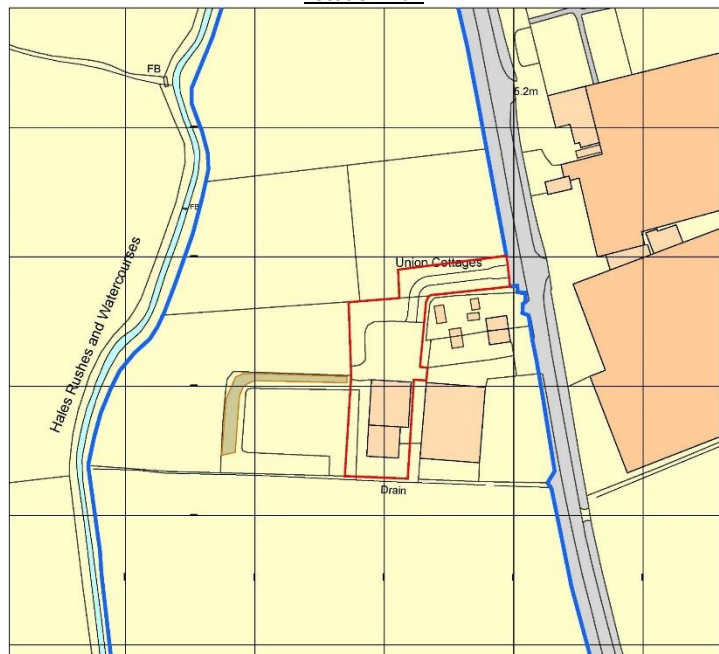
Agents:

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.

Location Plan



PROPOSED PLANS & ELEVATIONS

LANCASTER ROAD, PILLING, PR3 6SR

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A2



north elevation
1 : 200



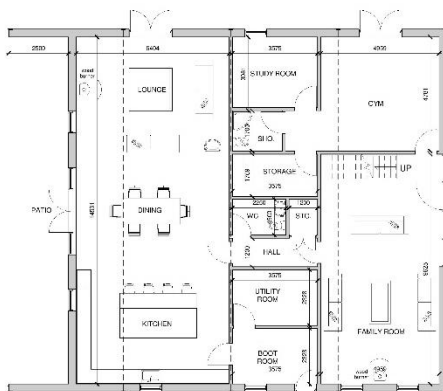
west elevation
1 : 200



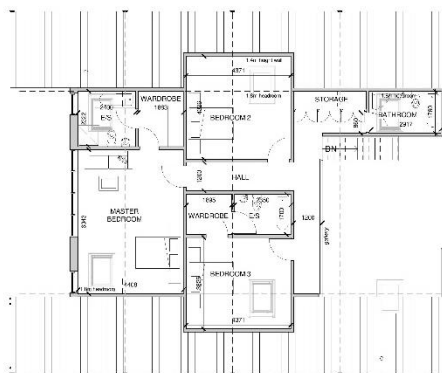
south elevation
1 : 200



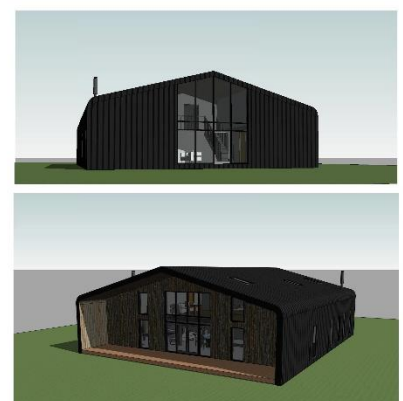
east elevation
1 : 200



Ground floor
1 : 100



First floor
1 : 100



3D VIEW

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A2

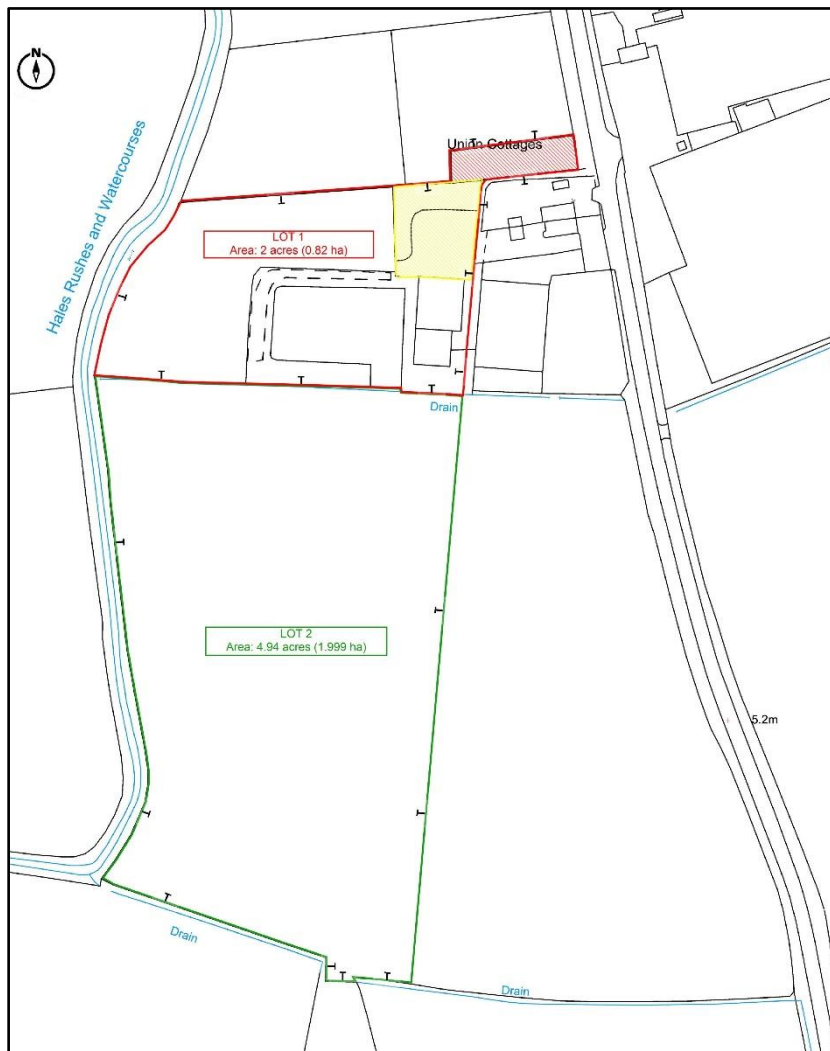


Special Conditions:

1. The vendor grants the purchaser a full right of way for all purposes over the red hatched area shown on the boundary plan (subject to entering into a shared maintenance agreement).
2. The vendor reserves a full right of way for all purposes over the yellow hatched area for the benefit of the vendors retained property.

The yellow hatched area is to be subject to a No Build and No Parking covenant. (The area will be used by the vendor for general maintenance purposes of the vendors (or successors in title) retained property).

Promap Boundary Plan



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.

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

T: 01200 441351

F: 01200 441666

E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF

T: 015242 61444

F: 015242 62463

E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: mailto:kendal@rturner.co.uk



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