



**Beech Grove
Malley Lane
Eaves
Preston
PR4 0BN**

Approx. 32 acres + PP for 5 dwellings

**£1.15m (as a whole)
(or available in 5 lots)**

An exciting development opportunity to purchase an original farmstead in a prime location. Benefitting from planning permission for 5 separate detached dwellings in a ring fence of 30 acres. Located peacefully in the countryside close to all major towns and main road networks, Beech Grove has a wealth of features for several buyer types.

Viewing by appointment only.

Ref JT.

Description

Beech Grove is located off Malley Lane, Eaves, Preston in the Fylde/Preston district boundary of Lancashire. Situated within a ring fence of 30 acres of agricultural land Beech Grove is accessed from its own private driveway. Comprising of Beech Grove House (Lot 1) and 4.02 acres with planning permission for a two storey side/front extension and single storey rear extension with private drive. Beech Grove Farm & barn (Lot 2) and 4.84 acres with planning permission for full demolition and erection of a two storey 5 bedroom detached dwelling and garaging facilities totalling 194m² combined floor area. Beech Grove buildings and 4.64 acres (Lot 3) with planning permission for a conversion to 3 detached residential 3 bedroom units, parking and garden areas. Lot 4 with 16.05 acres agricultural land. Lot 5 with 2.4 acres agricultural land.

Lot 1 – (edged green)

Beech Grove House & 4.02 acres

Built in 1965 as an expansion to the original farmstead Beech Grove House is constructed from red brick and blue slate roof tiles. A 3 bedroom detached residence the property sits within its own plot with front and rear garden areas gated access, timber built garage set in approximately 4.02 acres of agricultural land. Beech Grove House has planning permission under application 06/2017/0865 with Preston City Council for the development of a two storey side/front extension and single storey rear extension following demolition of existing extension, alterations to external elevations. This was granted 28th September 2017 and must be begin within 3 years and can be viewed on the councils website or requesting details from Richard Turner & Son, Sawley office.



Beech Grove House comprises as follows:

Kitchen (4.5m x 2.7m) located to the rear of the property with fitted wall and base units, single stainless drainer, tiled splash backs, 2 double sockets and centre light fitting.

Pantry (2m x 1.7m) off the kitchen with fitted timber shelves and window to the side elevation, double and single sockets with centre light fitting.

Wash House (4.2m x 2.7m) single storey extension to the rear of the property with concrete floor, boarded ceiling, WC and centre light.

Lounge (4.9m x 3.6m) to the front of the property and off the Hallway with solid fuel open fireplace, stove surround and marble hearth. Bay window to the front, centre light on dimmer switch and 2 single sockets with TV point.

First Floor

Master Bedroom (4.9m x 3.6m) to the front of the property a double room with fitted wardrobes, panel radiator and 3 single electric sockets.

Bedroom 2 (4.9m x 2.8m) to the rear of the property a double room with fitted cupboards housing immersion heater and hot water tank, panel radiator, centre light fitting, 2 double sockets and TV point.

Bedroom 3 (2.1m x 1.6m) to the front of the property a single bedroom with window to the front, centre light and telephone point. Could be used as an office.

Bathroom (2m x 1.7m) to the rear of the property 3 piece suite with WC, pedestal and bath with electric shower over tiled walls, extractor fan and centre light fitting.

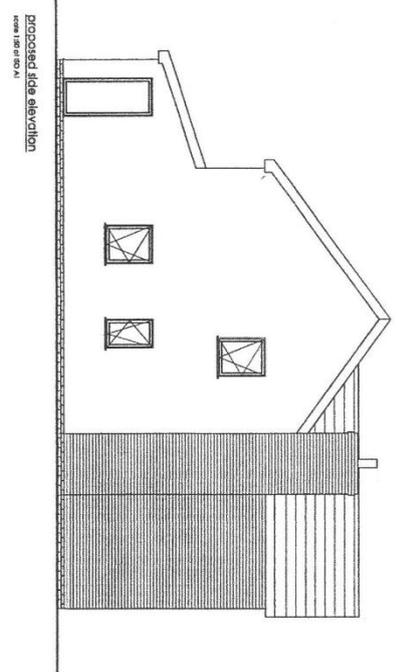
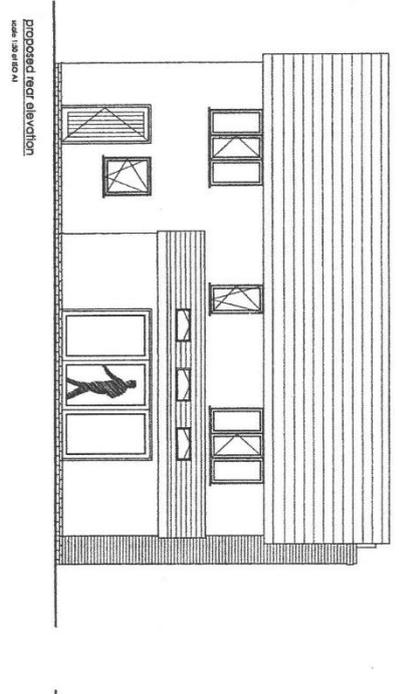
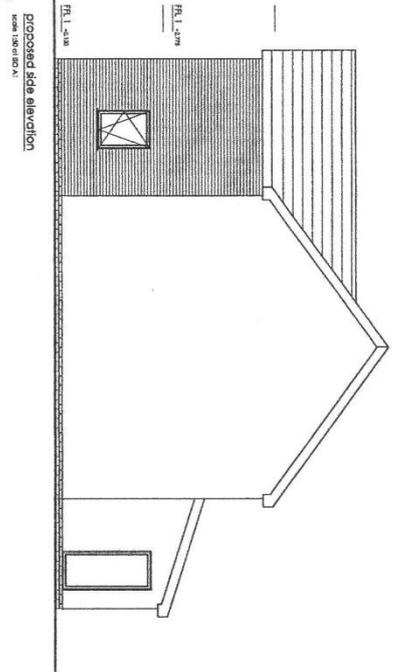
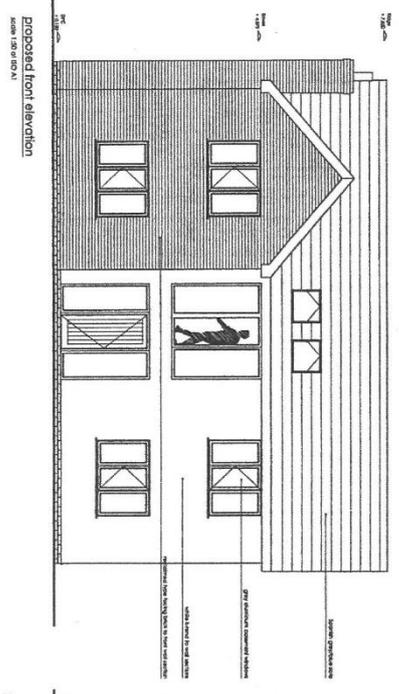
Front Hallway and Stairwell (4.7m x 2.9m) understair cupboard and storage access off to lounge and kitchen with stairs to first floor.

Services Mains electric, septic tank drainage, oil fired central heating, mains water.

Lot 2 (edged orange)

Beech Grove Farm with 4.84 acres

Original farmhouse adjoining barn and stable, brickbuilt with slate roof. The building has received planning permission from Preston City Council under application number 06/2017/1024 for the construction of 1 dwelling following demolition of existing farmhouse, full details can be viewed on the Councils website or requested from Richard Turner & Son, Sawley office. The overall combined floor area for the newly constructed residence will be 194m² plus additional garaging facilities. Across the cobbled yard area are a number of brick built outhouses also contained within the curtilage. Access is via a private driveway off Malley Lane and Lot 2 is set in 4.84 acres of agricultural land shown on the attached plan edged orange.



Scale 1:50
 0 1 2 3 4 5
 METRES

Existing floor area - 277m²
 Proposed floor area - 194m²

01/18/2017

JWM Design & Planning

100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000





Lot 3 (edged blue)

Beech Grove Farmbuildings with 4.64 acres

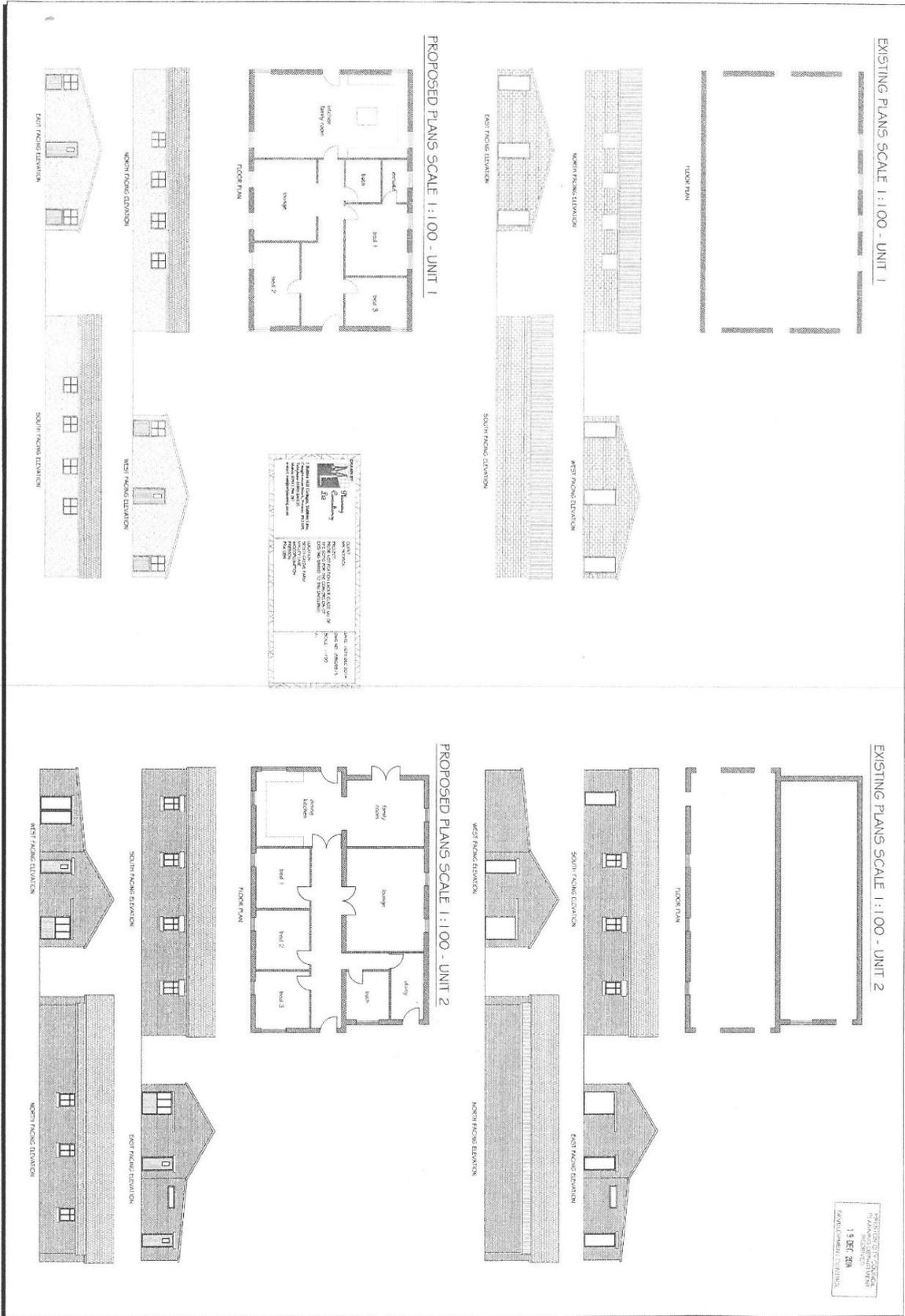
Former agricultural stock building constructed from concrete block, red brick and corrugated galvanised sheeting with concrete floors to part and partly dilapidated in areas.

Under Preston City Councils decision notice Application Number 06/2019/1174 approval has been granted under part 3 class Q of Schedule 2 of the Town and Country Planning Order 2015. This gives General Permitted Development of 3 number dwellings shown on the attached plans. Fig 5 & 6.

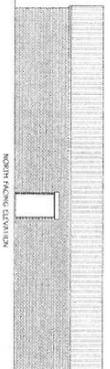
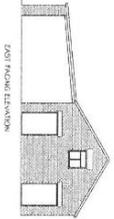
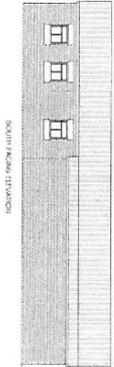
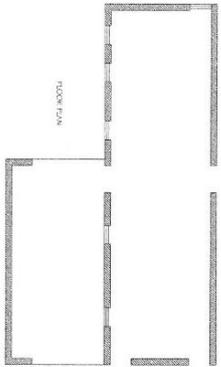




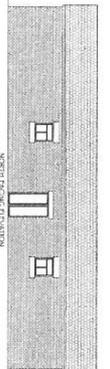
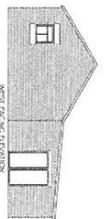
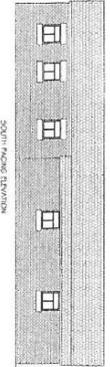
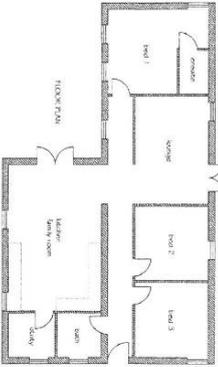
Fig. 5 & 6 – Beech Grove Farm App. No. 06/2019/1174 approved plans



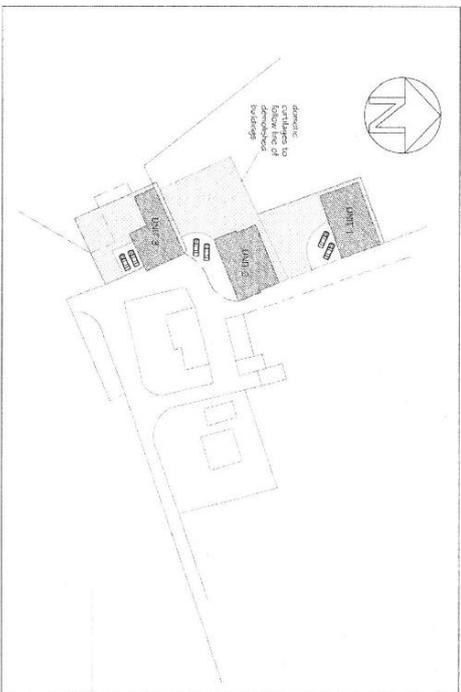
EXISTING PLANS SCALE 1:100 - UNIT 3



PROPOSED PLANS SCALE 1:100 - UNIT 3



SITE PLAN SCALE 1:500



MATERIALS
 UNIT 1 - FINISHES OVER EXISTING BLOCKWORK / SLATE ROOF / HARDWOOD WINDOWS & DOORS
 UNIT 2 - RED BRICK / SLATE ROOF / HARDWOOD WINDOWS & DOORS
 UNIT 3 - RED BRICK / SLATE ROOF / HARDWOOD WINDOWS & DOORS

<p>Scale: 1:100 (Architectural)</p> <p>Scale: 1:500 (Site Plan)</p> <p>Scale: 1:200 (Elevations)</p> <p>Scale: 1:100 (Sections)</p> <p>Scale: 1:50 (Details)</p>	<p>Project: [Name]</p> <p>Client: [Name]</p> <p>Architect: [Name]</p> <p>Date: [Date]</p>
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PROFESSIONAL SEAL
 19 JUNE 2009
 DEVELOPMENT CONTROL

Lot 4 (edged red)

16.05 acres agricultural land

Shown on the attached plan edged red bordering Benson Lane this handy sized block of prime agricultural grassland is currently in good heart with good boundary hedges and fences. The land has separate access on to Benson Lane as well as access off Malley Lane and from Beech Grove farmstead itself. The land is offered for sale freehold with vacant possession and will not be sold prior to lots 1, 2 & 3.



Lot 5 (edged yellow)

2.4 acres agricultural land

With access off Malley Lane this handy sized parcel of grassland offers good boundary hedges and fences with the benefit of natural water supply. The field is offered for sale in good heart and will not be sold prior to lots 1,2,3 & 4. Freehold with vacant possession.

Entitlements

All the land contained within lots 1-5 is registered with DEFRA's Rural Payments Agency for the benefit of Basic Payment Scheme entitlements. The entitlements are included within the sale of each individual lot should the successful purchaser qualify for transfer having a suitable sized land area and Single Business Identification number existing with the Rural Payments agency.

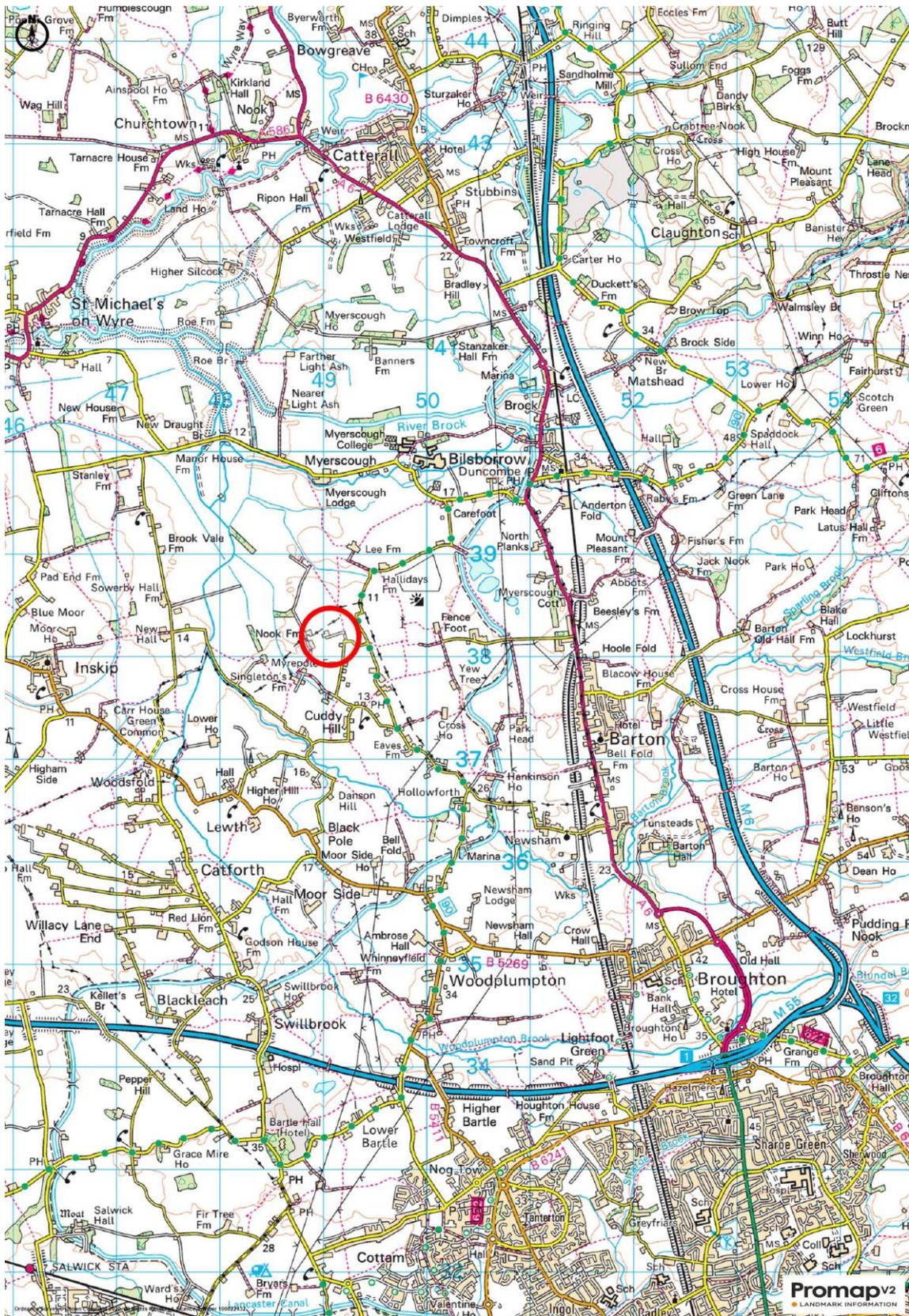
EPC (TBC)

Council Tax Band

Planning Authority Preston City Council

Beech Grove House	–	Band D, rate payable 2020/2021 = £2003.38
Beech Grove Farm	–	N/A

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.



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