

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

Circa 390m² Light Industrial Building set 0.30 acre Curtilage with Planning Potential for Residential Development.

**Former Kirkland Smithy/Church Town Forge,
A6 Garstang Bypass Road, Churchtown, St Michaels, Nr Garstang, PR3 0HQ**

PRICE: £285,000 Region



Business Rates: N/A

Tenure: Freehold

Energy Performance Certificate Band: N/A

Being the former Kirkland Smithy principally comprising a part traditional stone built / part contemporary construction commercial building extending to circa 390m² set in circa 0.30 acre curtilage with recently lapsed detailed planning permission (2nd February 2025) for demolition and the erection of a pair of 2 bedroomed semi-detached dwellings and a detached 2 bedroomed dwelling all with private parking and garden areas.

The property is situated on a cul de sac which once formed part of the old Lancaster to Preston A6 road and which is currently undergoing a small number of individual and highly select housing developments to quickly establish the area with upmost exclusivity in an ideal conveniently accessible location just off the new A6 near to the market Town of Garstang within easy connection to the M6 and M55 motorway networks.

VIEWING: Strictly by prior appointment through Richard Turner & Son Bentham Office.

Utilities:

Metered mains water, mains drainage, surface water drainage, 3 phase electricity and single phase electricity already connected to the site.

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.

Planning:

Lapsed Planning Permission and Plans can be downloaded from the Wyre Council website via:- <https://publicaccess.wyre.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QKO37OSDGNR00>

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.

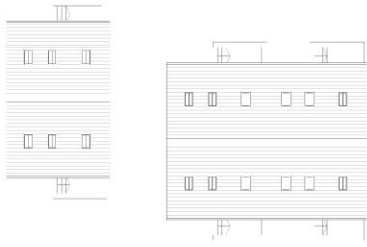
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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



LAPSED PLANNING PROPOSED LAYOUT

PLANS AS PROPOSED

FORMER KIRKLAND SMITHY, CHURCHTOWN



ROOF LAYOUT PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DETACHED = 313.41 cub. M
SEMI-DETACHED = 607.23 cub. M
TOTAL VOLUME = 920.64 cub. M



SITE LAYOUT PLAN AS PROPOSED

FORMER KIRKLAND SMITHY, CHURCHTOWN

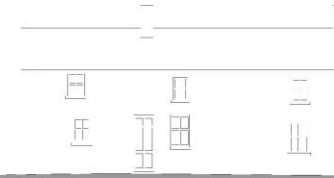
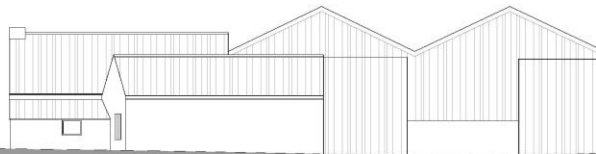


Kirkland
Smithy

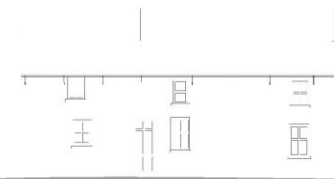
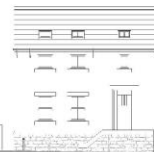


EXISTING & PROPOSED LAPSED STRIP ELEVATIONS

FORMER KIRKLAND SMITHY, CHURCHTOWN



STRIP ELEVATION AS EXISTING



STRIP ELEVATION AS PROPOSED

SCALE 1:200 0 2 4 6 8 10 12 14 16 18 20

GA planning + architecture + design
ASSOCIATES

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MR THORNTON

EXISTING & PROPOSED STRIP ELEVATIONS
FORMER KIRKLAND SMITHY, CHURCHTOWN, PR3

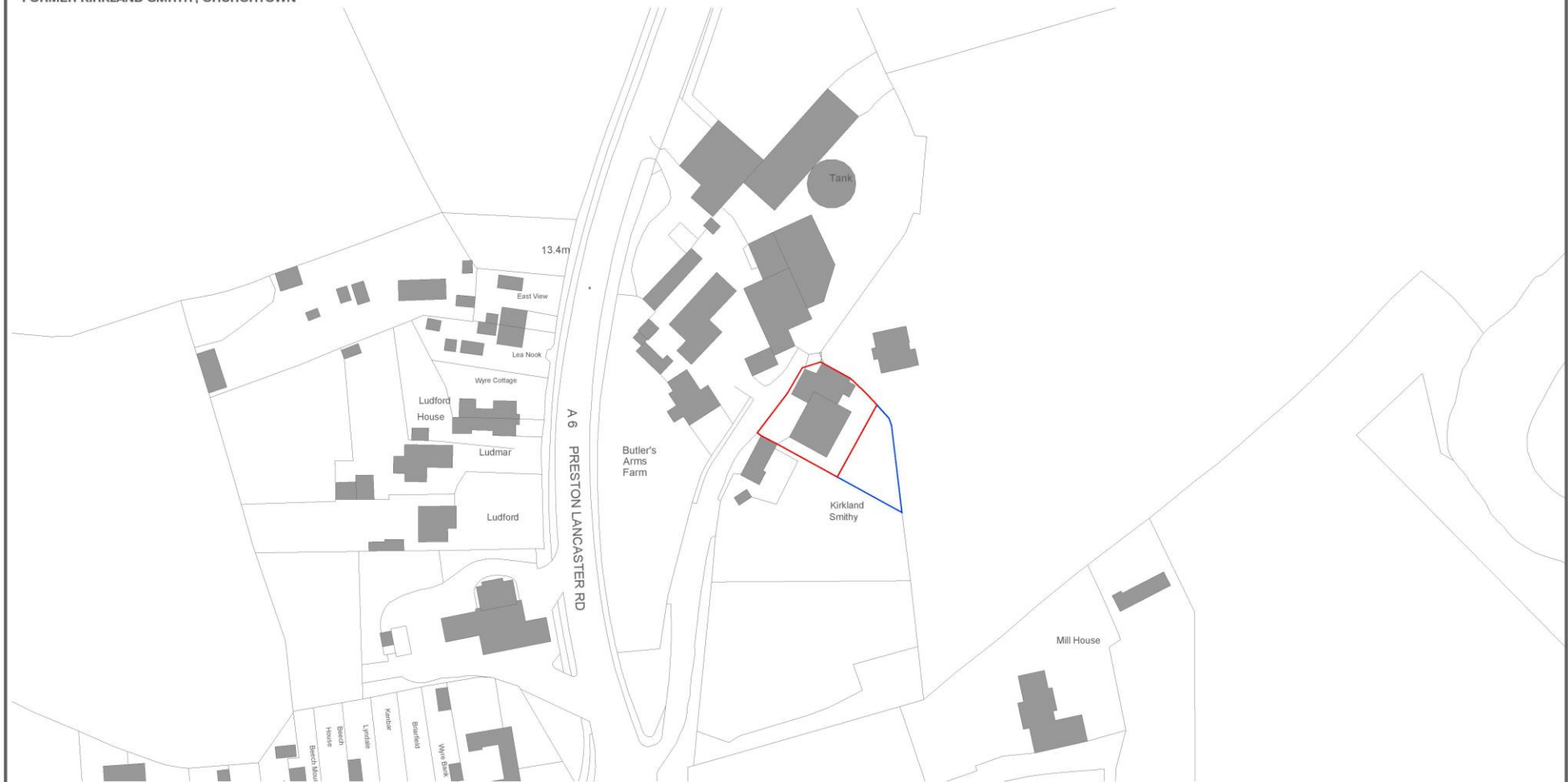
DRAWING No. GA3214-PL03-07D

DATE 10/02/2021



SITE LOCATION PLAN

FORMER KIRKLAND SMITHY, CHURCHTOWN



SCALE 1:1250 0m 12.5 25 50 75 100 125



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CLIENT: MR THORNTON		DRAWN BY: PLANNING PURPOSES ONLY
DRAWING TITLE / PROJECT: SITE LOCATION PLAN FORMER KIRKLAND SMITHY, CHURCHTOWN, PR3		
DRAWING NO: GA3214-PL03-01G	SCALE: 1:1250 A3	DATE: 19/03/2021
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