

DRAFT



Former Commercial Building with Detailed Planning Permission for Demolition and Erection of 3 Dwellings

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

Price: £350,000 Region

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

Being the former Kirkland Smithy principally comprising a part traditional stone built and part contemporary constructed former commercial building set in circa 0.30acre curtilage having recent detailed planning permission (2nd February 2022) 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.

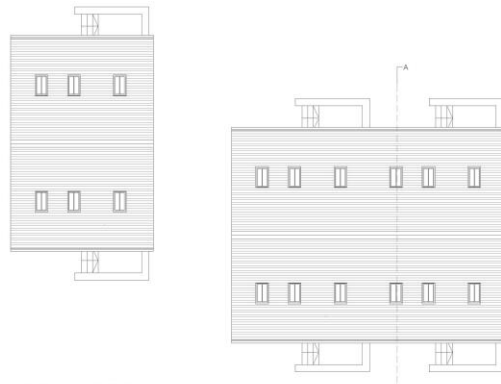
Proposed Plans

PLANS AS PROPOSED

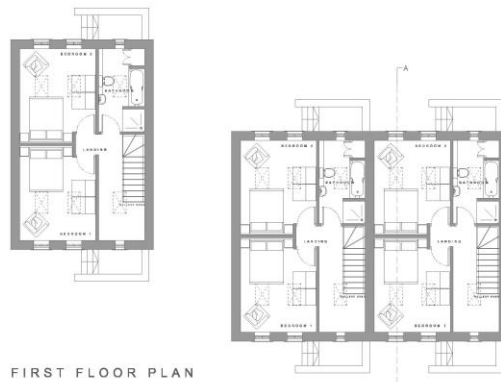
FORMER KIRKLAND SMITHY, CHURCHTOWN

MATERIALS SCHEDULE

WALLS	RANDOM COURSED RUBBLE SANDSTONE WHITE PAINTED RENDER ABOVE - ALL TO MATCH LOCAL VERNACULAR
ROOF	NATURAL BLUE/GREY SLATE LAID IN COURSES TO MATCH LOCAL AREA
WINDOWS/ DOORS	CHARCOAL COLOURED UPVC TO MATCH LOCAL AREA COLOUR
RAINWATER GOODS	BLACK COLOURED HERITAGE REPLICA UPVC GUTTERS AND DOWNPIPES



ROOF LAYOUT PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DETACHED = 301.31 m³
SEMI-DETACHED = 583.73 m³
TOTAL VOLUME = 885.04 m³

SCALE 1:200

GA ASSOCIATES
planning + architecture + design

2 CROSTON VILLA
HIGH STREET
GARSTANG
PRESTON
PR3 1EA

T: 01985 604514
E: info@GrahamAnthonyAssociates.com
W: www.GrahamAnthonyAssociates.com

CLIENT: MR THORNTON
DRAWN STATUS: PLANNING PURPOSES ONLY

PROJECT: FORMER KIRKLAND SMITHY, CHURCHTOWN, PR3
PLANS AS PROPOSED

DRAWING No: GA3214-PL03-05G
SCALE: 1:200 AS
DATE: 19/05/2021

ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO GRAHAM ANTHONY ASSOCIATES PRIOR TO PROCEEDING WITH ANY WORKS. OUR POLICY DOES NOT COVER DELAYS OR COSTS INCURRED AS A RESULT OF ANY DISCREPANCIES. THIS DRAWING IS SUBJECT TO OUR STANDARD TERMS AND CONDITIONS.

Proposed Elevations

ELEVATIONS AS PROPOSED

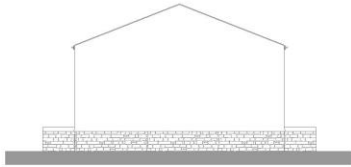
FORMER KIRKLAND SMITHY, CHURCHTOWN

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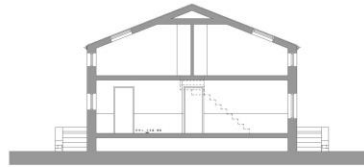
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FRONT ELEVATION (NORTH WEST)



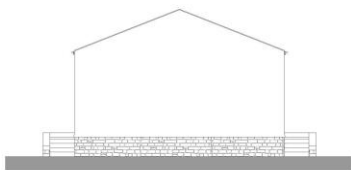
SIDE ELEVATION (SOUTH WEST)



INDICATIVE SECTION A - A (NORTH EAST)



REAR ELEVATION (SOUTH EAST)



SIDE ELEVATION (NORTH EAST)

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SEMI-DETACHED = 583.73 m³
TOTAL VOLUME = 885.04 m³

SCALE 1:200

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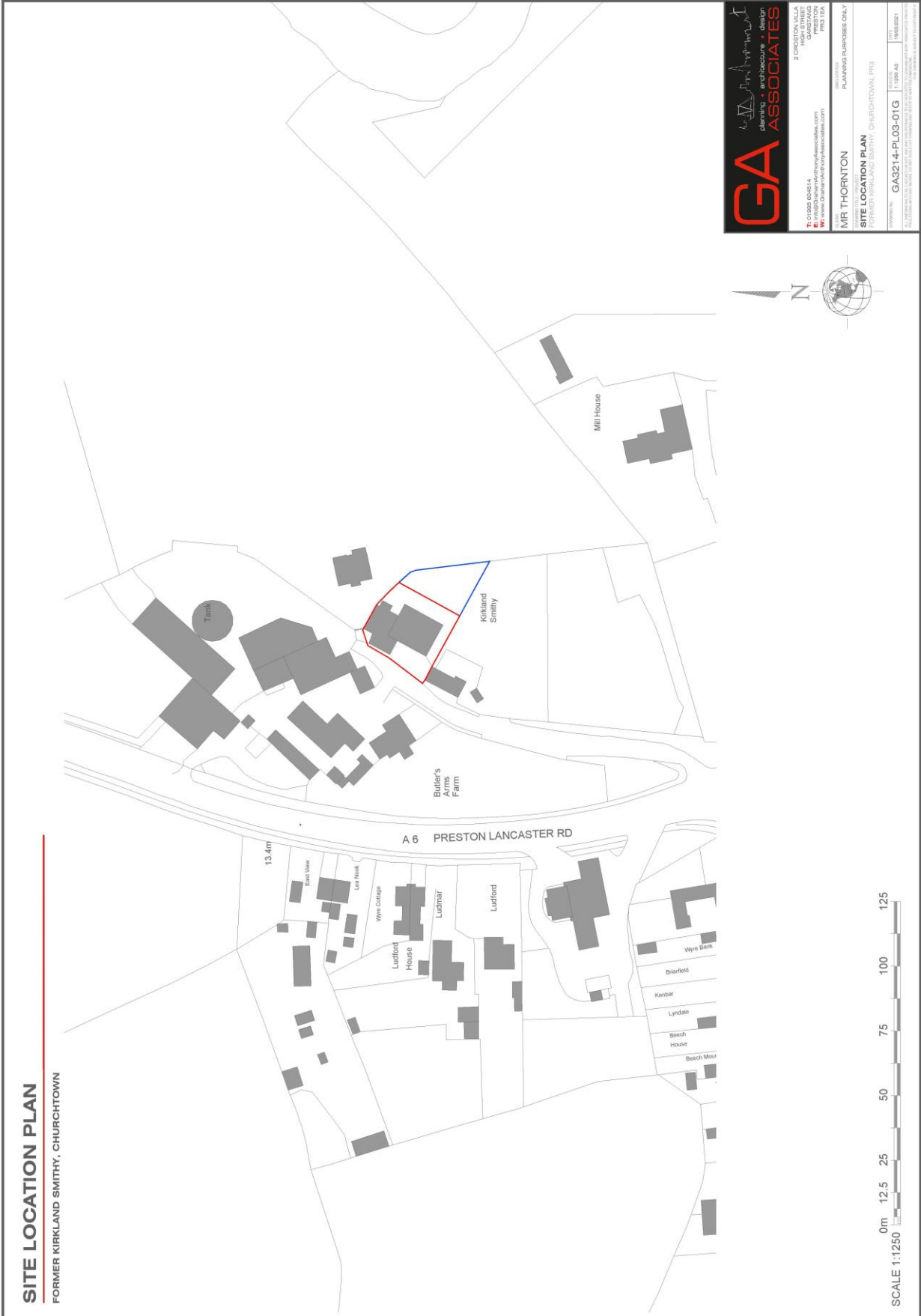
ELEVATIONS AS PROPOSED

FORMER KIRKLAND SMITHY, CHURCHTOWN, PR3

DRAWING NO: GA3214-PL03-06G SCALE: 1:200 AS DATE: 19/05/2021

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Site Location Plan









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

Tenure: Freehold with vacant possession upon completion.

Planning: 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>

Structural Appraisal Report: Available to download here:- <http://publicaccess.wyre.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4TIDWSD08S00>

Solicitors: To be confirmed

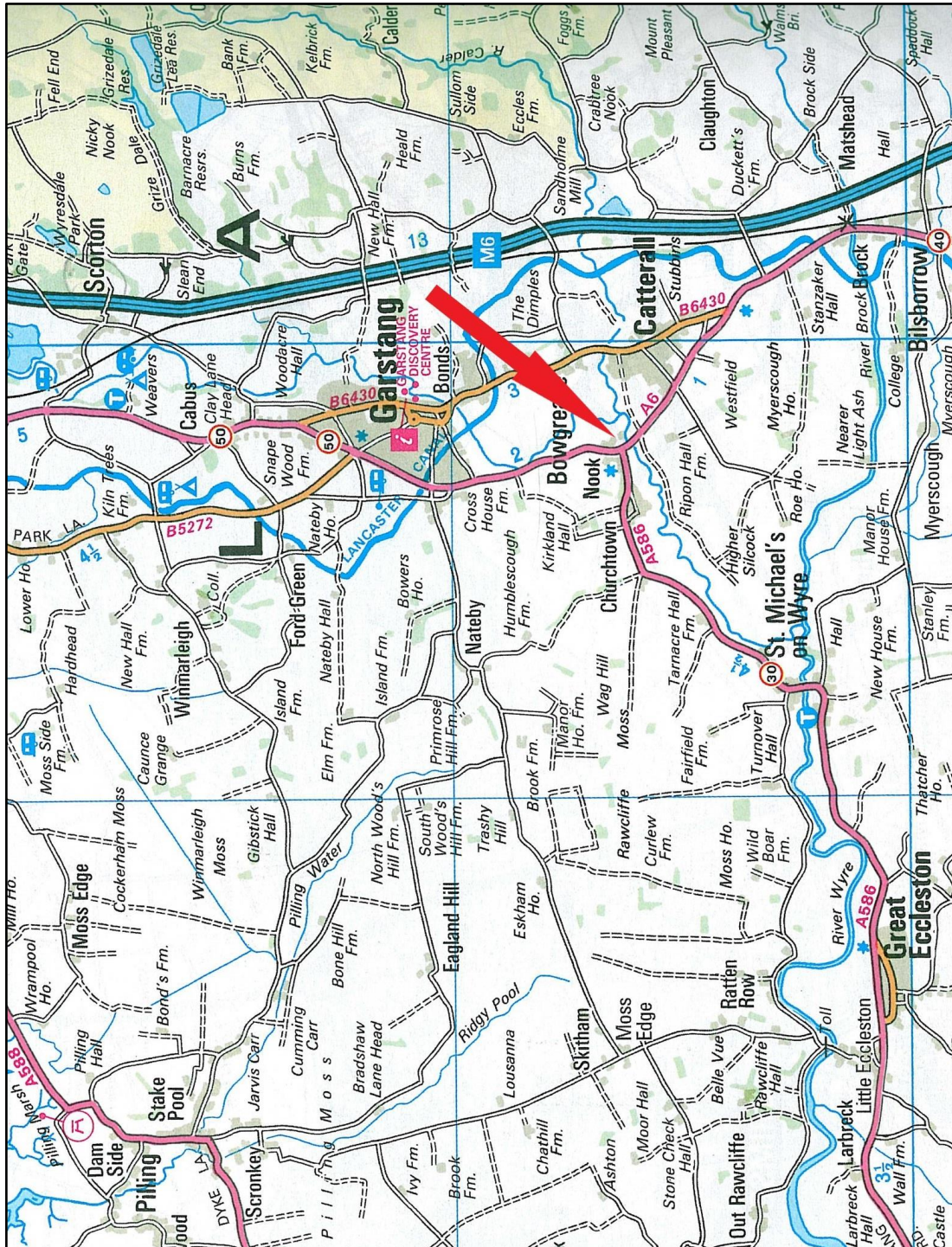
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

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.

Location Plan



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
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