

# For Sale

Upon instructions from the Joint Fixed Charge Receivers

LANDWOOD  
GROUP



## THE GARAGE, BAY HORSE, LANCASTER LA2 9AQ

### Freehold development land with planning permission under reference no. 17/00827/FUL

- Located in Dolphinholme, a rural village situated on the River Wyre and on the edge of Forest of Bowland AONB
- 0.59 acres (0.24 hectares)
- Planning permission for the demolition of garage (retrospective) and erection of nine dwellings (affordable housing condition) including landscaping, parking.
- Situated two miles from Junction 33 of the M6 motorway and 6 miles from Lancaster City Centre

Landwood Group,  
77 Deansgate  
Lancaster Buildings  
Manchester  
M2 3BW

T: 0161 967 0122  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

#### CONTACTS

Alex Howarth

0161 967 0122

E: [alex.howarth@landwoodgroup.com](mailto:alex.howarth@landwoodgroup.com)

James Ashworth

0161 967 0122

E: [James.ashworth@landwoodgroup.com](mailto:James.ashworth@landwoodgroup.com)

Date of particulars: January 2024



## Location

Situated in a Dolphinhholme, a rural village situated on the River Wyre and on the edge of Forest of Bowland AONB. The site occupies a prominent roadside position opposite to the Fleece Inn Pub. Dolphinhholme is quaint but has a school, a village hall, a church and a pub (The Fleece Inn). The subject plot is conveniently located within the village. A number of additional amenities can be found in Lancaster.

Lancaster is located 6 miles north and 6 miles south is Garstang. The property has good access to the M6 with junction 33 being just two miles away.

## Description

The subject comprises an 0.59 acre vacant parcel of land which has planning permission for the erection of nine dwellings. The consent allows for 6 x two-bedroom terrace dwellings and 3 x three-bedroom dwellings.

The approved plans show the following accommodation:

House Type A (70sq.m.)- To the ground floor, there is a kitchen/dining area, W/C and a living area. On the first floor, there is a double bedroom, a single bedroom and a bathroom. There are six of this house type.

House Type B- (81sqm) To the ground floor, there is a kitchen/dining area, utility room, W/C and a living room. On the first floor, there is one double bedroom and two single bedrooms along with a family bathroom. There are two of these.

House Type D (79.54sqm) -To the ground floor, there is an open plan kitchen/dining/living area, a double bedroom and an en suite. On the first floor, there are two double bedrooms and one en suite bathroom. There is one of these on the approved plans.

## Planning

Planning Reference: 17/00827/FUL - Demolition of garage (retrospective) and erection of nine dwellings including landscaping, parking and access. Planning permitted on 02/11/2023. We understand that the planning permission is subject to a Section 106 Agreement with an Affordable Housing Requirement.

All parties must make their own enquiries with Lancaster City Council planning department, and for further details on the planning consent. Link below:

[17/00827/FUL | Demolition of garage \(retrospective\) and erection of nine dwellings including landscaping, parking and access | Bay Horse Garage Abbeystead Lane Dolphinhholme Lancaster Lancashire LA2 9AQ](#)

## Tenure Information

The property is held by way of a freehold title, under title number LA875528.

## Price

We are inviting offers for the freehold interest in the region of £225,000.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewings

Land can be viewed from the roadside and if access is required for site investigations please contact the office.

