



Parklands, Bailrigg Lane, Scotforth, Lancaster LA1 4XP  
Asking Price: Reduced to £ 275,000

## Parklands

Bailrigg Lane  
Scotforth  
Lancaster  
LA1 4XP

A detached three bedroom  
true bungalow  
with generous garden

Subject to an  
agricultural occupancy condition

**Asking Price**  
**Reduced to £ 275,000**



A detached 3 bedroom true bungalow situated in a generous garden which is subject to an agricultural occupancy condition.

The property is traditional in character and internal presentation which provides the following accommodation;

Entrance Hallway 7.32 m x 2.2 m with loft hatch. Fitted hot water cylinder cupboard.

Lounge 6.05 m x 3.95 m with living flame gas fire, sliding patio door leading to;

Conservatory 5.89 m x 2.66 m constructed of hardwood frame, double glazed windows, double opening French doors.

Kitchen Dining 4.87 m x 3.66 m comprises fitted base and eye level kitchen units with laminate worktops, inset 1½ bowl single drainer stainless steel sink, 4 ring electric hob, integral fridge oven and microwave.

Utility Room 3.54 m x 3.06 m comprises fitted base and eye level units, laminate worktop with inset single drainer stainless steel sink, wall mounted boiler, plumbed for washing machine, rear entrance door.

Separate WC 1.89 m x 0.85 m comprises low flush wc

Rear Porch with tiled floor.

Bedroom 1 4.26 m x 3.666 m double bedroom to front.

Bedroom 2 4.26 m x 3.55 m double bedroom to front.

Bedroom 3 3.02 m x 2.41 m single bedroom to rear.

Bathroom 3.03 m x 2.42 m plus 1.5 m x 0.83 m comprises bath, low flush WC, cabinet with inset wash hand basin, bidet, walk-in shower.

Outside

A concrete finish private driveway comprises off-road car parking.

Lawned gardens to front, side and rear.

Services

The property is connected to mains gas, water and electricity. Private foul drainage to septic tank.

Gas fired central heating system.

The buyer will be required at their own expense to replace the septic tank with a waste treatment plant as required under the Septic Tank Regulation 2020 within three months of completion of sale.

Local Planning Authority – Lancaster City Council

Occupancy is restricted to a person employed or last employed in agriculture in the locality.

Tenure

Freehold. Immediate vacant possession available.

No vendor chain.

Occupancy is restricted to a person employed or last employed in agriculture in the locality.

Overage Provision

The buyer will be required to enter into an overage deed for a period of 30 years which will be triggered should the occupancy condition be removed by the purchaser or their successors. The overage payment shall be the difference between the sale price and £450,000.



Council Tax – Lancaster City Council Tax Band 'E'

EPC Rating 'D' valid until 7 July 2032

Asking Price: Reduced to £ 275,000

Viewings

Strictly accompanied viewings arranged via the selling agents



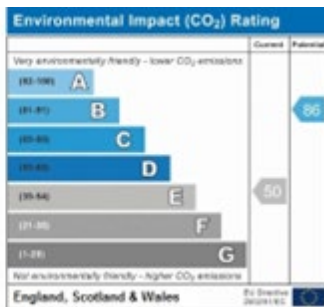
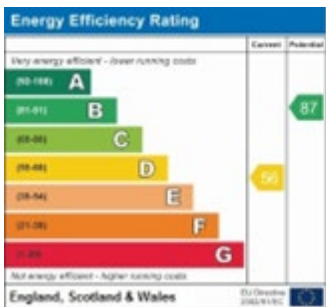


Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property

These sale particulars do not form any part of a contract of sale, the property is offered subject to legal confirmation and subject to contract.



69 Garstang Road, Preston, Lancashire, PR1 1LB  
 Tel: 01772 555403 Fax: 01772 885333  
[www.shpvaluers.co.uk](http://www.shpvaluers.co.uk)

**SERVICES:** We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts.  
**CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.