SHP VALUERS

RESIDENTIAL FARM COMMERCIAL

Pathways, Blackpool Road, Newton with Scales,
Preston, Lancashire PR4 3RJ

Domestic * Retail Units * Housing Plots * Equine
Set in Over 5 Acres

Pathways

Blackpool Road
Newton with Scales
Preston
Lancashire
PR4 3RJ

- Expansive Country Property With Land
- Residential Development Site
- Equestrian Facility
- Retail Commercial Units
- Units provide excellent investment rental income with further scope

A site of approx. 5.27 acres including approx. 1.90 acres developed areas including domestic, retail, yards and equine with full permission to replace retail units and stables with 4x detached dwellings
plus approx. 3.40 acres of grassland

Asking Price For the Whole (may split)
Offers over £ 1,150,000

Pathways is a considerable equestrian centre with courtyard stables arrangement and equine retail shop. In addition, several multi-span outbuildings have retail consent and a further unit currently occupied by a joiner.

Beyond the built areas, there are further equestrian all-weather floodlit arena and grass paddocks to the south and west sides of the property.

The existing retail and stables yard site now has full planning approval to redevelop into a courtyard of 4x detached bungalows and retaining the existing substantial dwelling.

'Pathways' is a detached two storey four double bedroom dwelling house constructed of brick external wall elevations under a pitch concrete tile clad roof. The accommodation is spacious and overlooks open countryside to the west and south.

Pathways extends to 235 sq.m (2,530 sq.ft) over two floors plus attic room and affords the following accommodation;

Ground Floor

Reception Hall 4.3m x 2.0m plus 2.06m x 1.59m plus 2.55m x 1.75m
A spacious reception hall with corridors off, solid wood flooring, stairs to first floor

Inner Hallway 5.0m x 0.9m plus 6.83m x 0.83m

Study/Playroom 3.8m x 3.28m
Solid wood flooring. French doors leading through to;

Dining Room 5.97m x 3.18m
Solid wood flooring, French double opening patio doors leading through to;

Lounge 5.3m x 4.97m
Feature fireplace on stone hearth with inset cast iron stove, solid wood flooring

Dining Kitchen 4.79m x 4.28m
Shaker style fitted kitchen with laminate worktops housing inset 1 1/2 bowl single drainer stainless steel sink, 4 ring gas hob, double oven, plumbed for dishwasher, tiled floor

Utility 2.03 m x 2.1 m
Fitted wall units, laminate worktop, plumbed for washing machine, tiled floor

Rear Entrance Porch/Separate Downstairs WC
2.08 m x 2.01 m
Comprising low flush WC, wash hand basin, tiled floor

Master Bedroom ensuite 6.89m x 4.19m plus 3.0m x 1.2m
Spacious double bedroom with full range of fitted wardrobes. Ensuite shower room comprising shower cubicle, low flush WC, wash hand basin, Bday, tile walls and floor

Bedroom 2 ensuite 4.72m x 3.35m
Double bedroom. Ensuite shower room comprising shower cubicle, low flush WC, wash hand basin, linen cupboard, tiled walls and floor

Family Bathroom 3m x 2.69m
Comprises: a spa bath, low flush WC, wash and basin, linen cupboard, tiled walls and floor

Bedroom 3 ensuite 4.72m x 3.05m
Double bedroom. Ensuite shower room comprising shower cubicle, low flush WC, wash hand basin, linen cupboard, tiled walls and floor

First Floor
Lounging Area 4.4m x 3.62m plus 2.46m x 1.65m
Vaulted ceiling, eaves storage, rooflight

Bedroom 4 7.37m x 4.39m
Double bedroom with walk-in wardrobe and separate dressing room with fitted cupboards. Vaulted ceiling, rooflight, eaves storage

Attic Room 12m x 4.3m
Fully boarded attic storage room housing central heating boiler and pressurised hot water tank.

Services
We are advised that mains electricity, gas and water supplies are connected. Connected to Private foul drainage.

Outside
Detached Double Garage 6.5m x 6.5m
Constructed of brick external wall elevations under pitch concrete tile clad roof.

Gardens
There are extensive generous private garden space with Pathways including large landscaped and flagged patio areas and lawned garden.

Retail / Commercial Units 705 sq.m (7,585 sq.ft) gross internal floor area

Joiners Workshop 312 sq.m
Dual span polytunnel with visqueen cover under galvanised frame, concrete flagged floor.
Measures 23.41m x 13.32m

Showroom/ Offices 190 sq.m
Open Plan unit with conservatory reception, three office/storage rooms.
Measures 14.77m x 10.53 m plus 4.77m x 3.1m. Conservatory reception measures 5.98m x 2.47m plus 2.99m x 1.55m max.

Equestrian Retail Shop 203 sq.m
Happy Horse Saddlery comprising Open Plan shop and storeroom. Measures 13.66m x 11.8m plus 9.94m x 4.1m
Separate laundry room measures 6m x 6m.

Large car park area to front of premises. Parking to side of units.

Equestrian Yard
A substantial stables yard in courtyard arrangement comprising 11 loose boxes, tack room, isolation box, lock up store/toilet
5 x (17ft x 12ft) loose boxes
6 x (12ft x 12ft) loose boxes

Outdoor Manège 50m x 20m
Comprises post and three well Rail Fencing, floodlit, rubber granule and silica sand mix surface

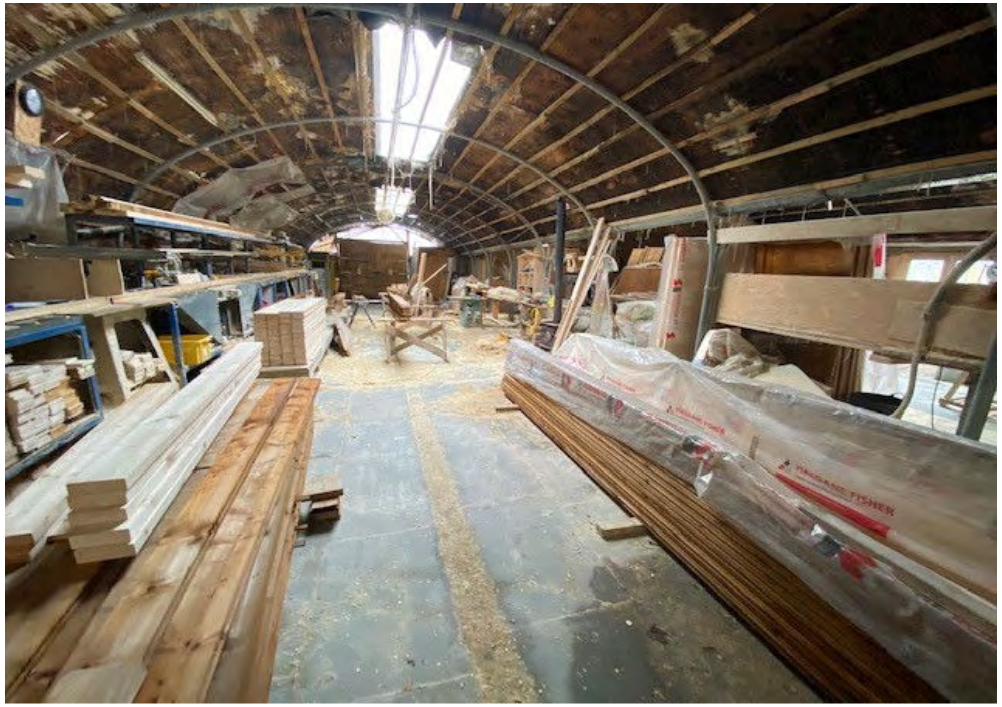
Agricultural Land
In addition to the built domestic, retail, commercial and equine areas there are approx. 3.40 acres of grassland which is predominantly level and well fenced comprising several paddocks

Non-Domestic Business Rates (Qualifying for 100% small business rates relief)
Happy Horse Equestrian - Rateable value of £6,900
Happy Horse Stables - Rateable value of £6,600
J. Jack At Pathways - Rateable value of £950
R. Kenyon At Pathways - Rateable value of £2,700
Unit 4 At Pathways - Rateable value of £2,450

Council Tax
Pathways – Band ‘G’

Pathways Retail Units

Pathways Open Plan Unit



Pathways Retail Equine Shop

Planning Permission

The site of the retail units and stables yard is subject to full planning permission for 4x New Build Bungalow Dwelling Plots
Appln Ref. No: 21/0667 Fylde.go.uk

The development must be begun not later than the expiration of three years being October 2024.
This planning permission which allows 4x detached new build house building plots includes a requirement for reinstatement to field of the car parking to the front of site.
This planning permission is on the existing siting of the retail units and stables courtyard.

Tenure

Freehold with immediate vacant possession, subject to legal confirmation.

Rights of Way

We are advised that the adjoining property 'Long Acre' has a right of access to the rear of their property over the initial driveway.

Asking Price

We are seeking offers over £1,150,000 for the whole.
The seller may split into lots as there are various uses, existing and potential. Expressions of interest in the equestrian yard will be recorded whilst not negotiated until the seller is in a position to consider selling the stables and land separately.

Lotting Asking Prices;

Pathways Bungalow detached 5 beds ensuite, detached garage in generous grounds	£ 550,000
4x Detached building plots (to replace existing retail units and stables yard)	£ 500,000
Equine outdoor arena and about 3.5 acres of turnout grazing	£ 120,000

Viewings

There are currently various tenants occupying the premises therefore viewing is by strict appointment accompanied by the selling agent.

IDENTIFICATION PLAN – EXISTING SITE LAYOUT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT SITE PLAN

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;

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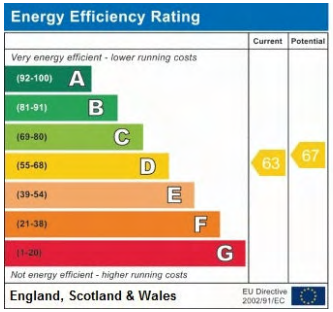

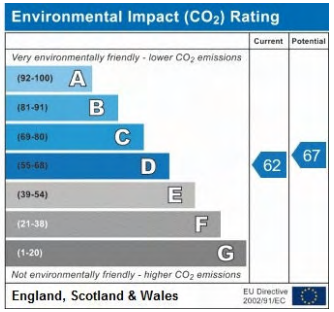

69 Garstang Road, Preston, Lancashire, PR1 1LB
Tel: 01772 555403 Fax: 01772 885333
www.shpvaluers.co.uk

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