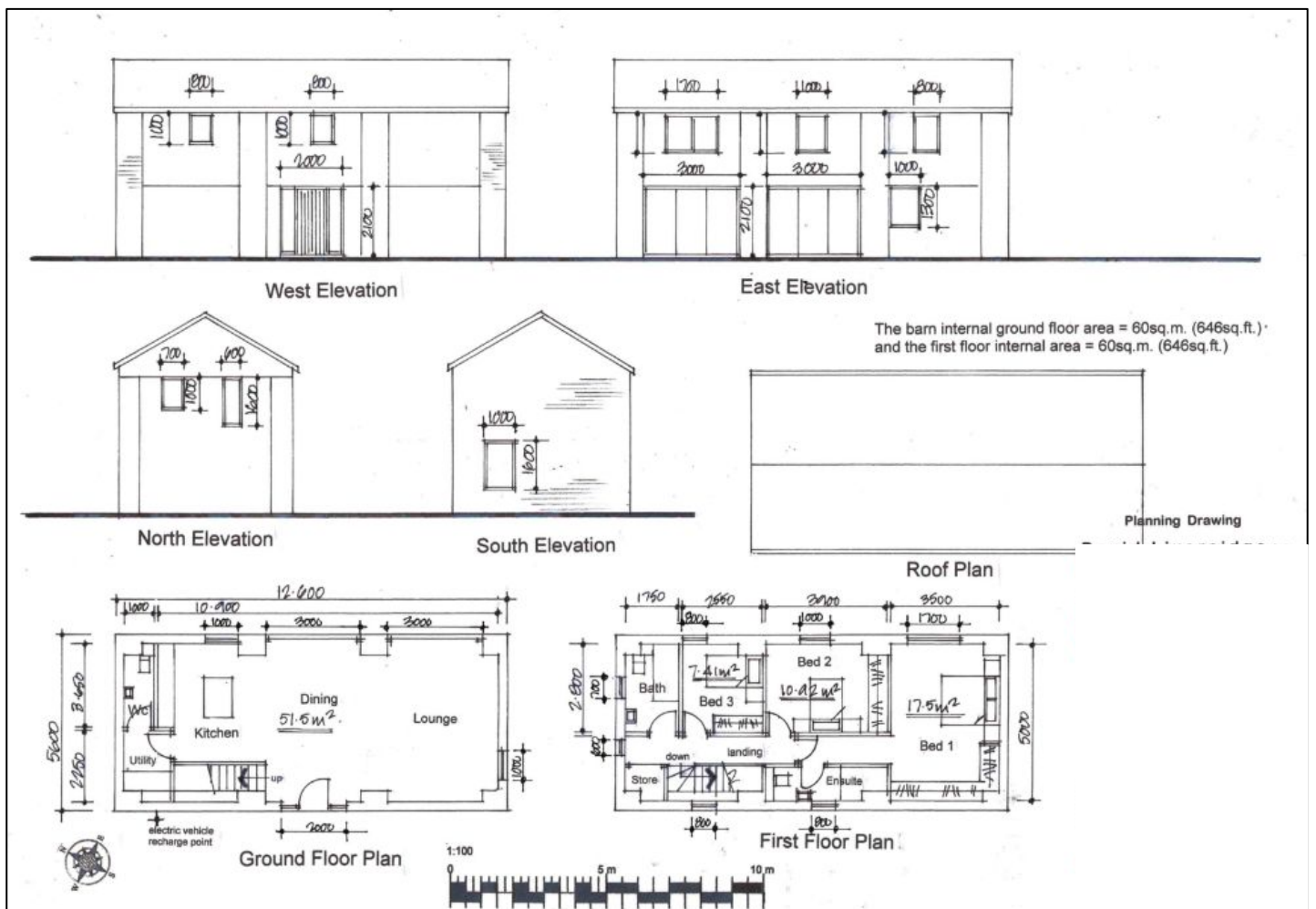




The Barn & Paddock,  
Old Brown Lane,  
Walton-Le-Dale,  
Preston, Lancashire,  
PR5 6ZA

**Guide: £395,000**

- Barn with Class Q prior approval consent to convert to a 3 bedroom dwelling
  - Includes adjoining grass paddock with potential for additional land
    - The site extends to around 1.44 acres (0.58 ha) or thereabouts
  - Located in open countryside between Bamber Bridge and Higher Walton
    - Excellent links to the M61, M65 & M6 motorways
- Interest to lifestyle, equestrian, agricultural and small builder/developer buyers



# The Barn & Paddock, Old Brown Lane, Walton-Le-Dale, Preston, Lancashire, PR5 6ZA

*The property, which is outlined edged red on the plan to the rear of these particulars (for identification purposes only, not to scale) includes a barn with a Class Q prior approval consent to convert it into a 3 bedroom dwelling (approximately 120 sq m floor area) with adjoining paddock, all extending to around 1.44 acres (0.58 ha). The barn is of brick construction and has an existing floor area of approximately 60 sq m (646 sq ft). A full set of existing elevation, floor plans and site plans submitted as part of the class Q approval are available on request. Vehicular and pedestrian access is currently obtained from Brown Lane, off Kittlingborne Brow.*

## LOCATION

Walton-le-Dale High School is located 1/2 mile from the site and is within close proximity of Bamber Bridge train station, bus stops and local amenities, yet it is nestled in open countryside offering occupiers privacy. J9 of the M61 motorway and J29 of the M6 is approximately 2.7 miles or thereabouts from the property. The centre of Preston is located to the north west.

## LAND

The land is generally flat grassland with some tree coverage. The purchaser will be responsible for fencing the paddock along the boundaries with a stock proof fence. The land is thought to be suitable for grazing and mowing.

## TENURE

The property is freehold with vacant possession available upon completion.

## SERVICES

Mains water and electricity are thought to be available in close proximity of the site.

## PLANNING

The land is designated as Green Belt, within the South Ribble Council Local.

The decision notice and approved plans for the class Q planning consent can be found on the Council's website using reference 07/2023/00991/APD or by using the below QR code:



## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is sold with the benefit of, and subject to, all existing rights of way, easements and wayleaves.

A public footpath is located along Brown Lane and across the north west corner of the paddock. Lancashire Mario website provides a map showing the approximate location of the footpaths - use the QR code:



## BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included in the sale, although the land is registered with the rural payment agency

## METHOD OF SALE & GUIDE PRICE

Offers are invited for the whole and will be considered by the vendors once they are confirmed in writing and proof of funds have been provided.

The guide price is £395,000.

There may be additional land available on request.

## VIEWINGS

Please contact the agents to arrange a viewing. You must register with the agents in order to view the property.

## HEALTH & SAFETY

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves, and MacMarshalls Ltd as their agents, accept no liability for any health and safety issues arising out of viewing the property.

## PLANS

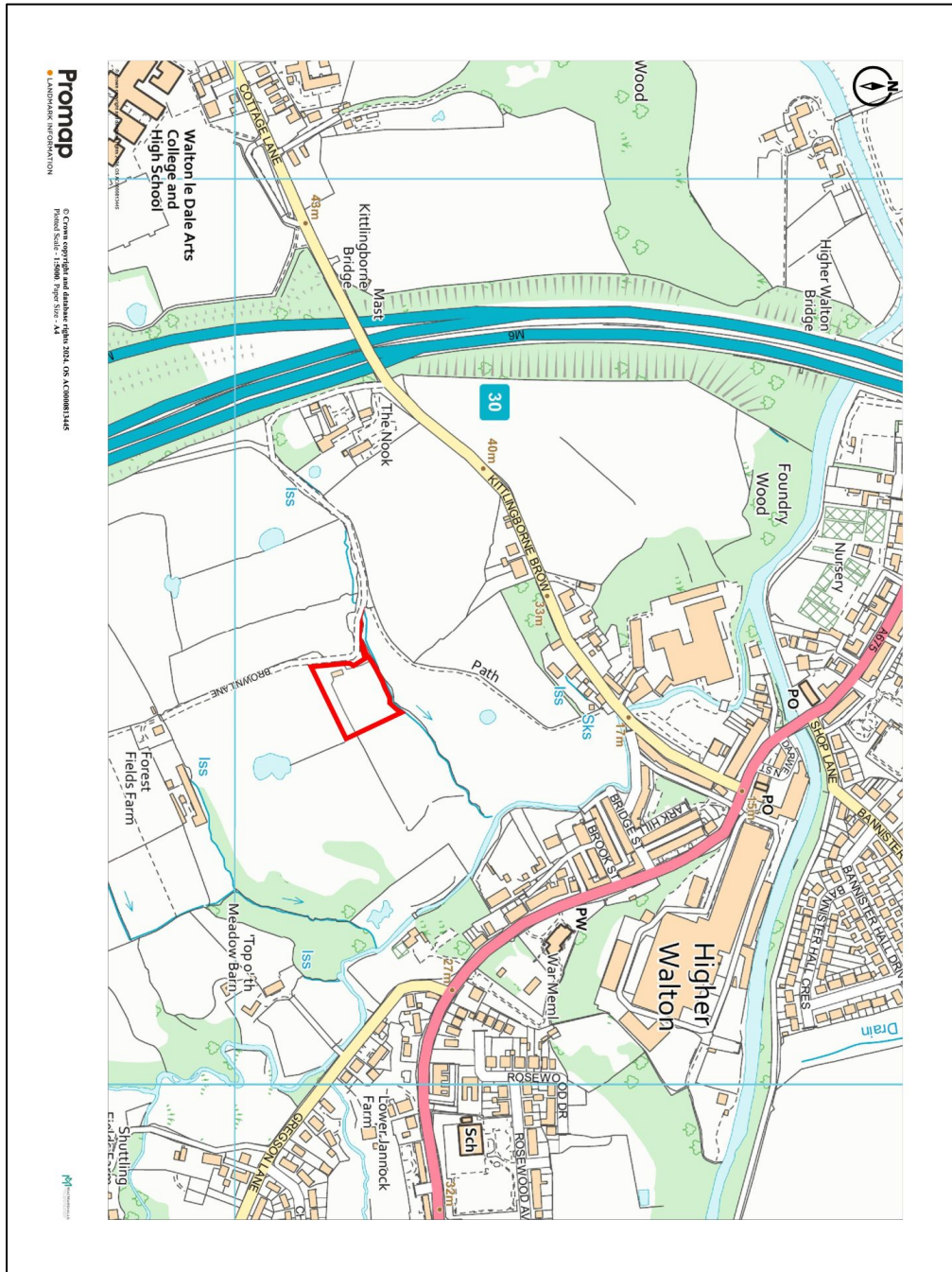
The plans on these particulars and any plans forwarded to you by the agents are based on ordnance survey extracts and provided to us by the clients/council. The areas are not guaranteed and purchasers must satisfy themselves as to their accuracy. The architect drawings are for indicative purposes only.

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MacMarshalls Ltd for themselves and the vendors whose agent they are give notice that:

- All plans on these particulars are not to scale, they are for identification purposes only. The approved drawings have been obtained from the client or on the Council's online portal. The location plan on the rear of these particulars has been produced using Promap Mapping Software under licence no. 100022432.
- All correspondence (whether marked or not) and all discussions with MacMarshalls Ltd and or their employees regarding the property referred to in these particulars are subject to contract.
- All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
- Any electrical or other appliances at the property have not been tested nor have the drains, or electrical installations. All intending purchasers are recommended to carry out their own investigations before going to contract.
- No person in the employment of MacMarshalls Ltd. has any authority to make any representations or warranty whatsoever in relation to this property.
- These particulars are produced in good faith and set out in general outline only for the guidance of intended purchasers in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.
- Purchasers will be asked to produce ID to satisfy money laundering regulations and we would ask for your co-operation in providing the relevant documentation.

Relevant legislation - misrepresentations act 1967, consumer protection from unfair trading regulations 2008 and business protection from misleading advertising regulations 2008.

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