



MACMARSHALLS

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**Morningside Cottage &
Kennels,
Drumacre Lane East,
Longton
PR4 4SD**

Guide: £695,000

For Sale by Private Treaty

- Semi-detached cottage with 3 bedrooms and fenced garden area
- Yard with existing commercial, licenced kennels, extending to about 0.88 acres
 - Outline planning for up to 4 detached dwellings
- Potential for commercial redevelopment subject to planning consent
 - Located next to and with easy access onto the Longton Bypass
- Of Interest to business owners, investors, lifestyle buyers, small builders/developers



01204 565660

Hamill House, 112-116 Chorley New Road, Bolton, BL1 4DH

info@macmarshalls.co.uk



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Morningside Kennels and training centre are well established business premises. In 2019 it received planning consent to construct a new kennel block (now lapsed). Approved outline planning consent for up to 4 detached dwellings was granted in December 2023. There is potential for commercial redevelopment subject to necessary consents. The property is outlined edged red on the plan to the rear of these particulars (for identification purposes only, not to scale).

Currently, the property comprises:

- 3 bed semi-detached cottage
- About 0.88 acres of yard and land
- Variety of outbuildings currently used as commercial, licenced kennels and training centre
- Mobile home

Planning permission 07/2023/00807/OUT permits up to 4 detached dwellings to be constructed on site once the buildings have been demolished.

The following reports were submitted as part of the application and area available on request:

- Noise Assessment
- Visibility Splay plan
- Preliminary Ecological Appraisal Survey

LOCATION

The property is accessed off Drumacre East, adjacent to Longton Bypass. It is located between the centres of Walmer Bridge and New Longton, and approximately 2 miles to the South East of Longton where local facilities are found.

LAND

The site is a corner plot of land. It is generally flat, and is bounded by stock fencing, trees and hedges. The land is previously developed with existing kennels and outbuildings on site.

TENURE

The property is freehold, registered under title number LA607950.

ONSITE SEMI DETACHED DWELLING

The 3 bedroom extended semi detached dwelling floor plan is shown on the following page.

- EPC Rating: C (with potential to be B)
- Front & side garden

SERVICES

Mains water and electricity are connected, the dwelling is on a septic tank which is currently located in the yard area.

PLANNING

The land is designated as Green Belt, within the South Ribble Local Plan Core Strategy adopted in July 2015. The decision notice and approved plans for planning consent 07/2023/00807/OUT are available on request.

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.

BASIC PAYMENT SCHEME

No Basic Payment Scheme entitlements are included in the sale.

METHOD OF SALE & GUIDE PRICE

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

The guide price for the whole is £695,000.

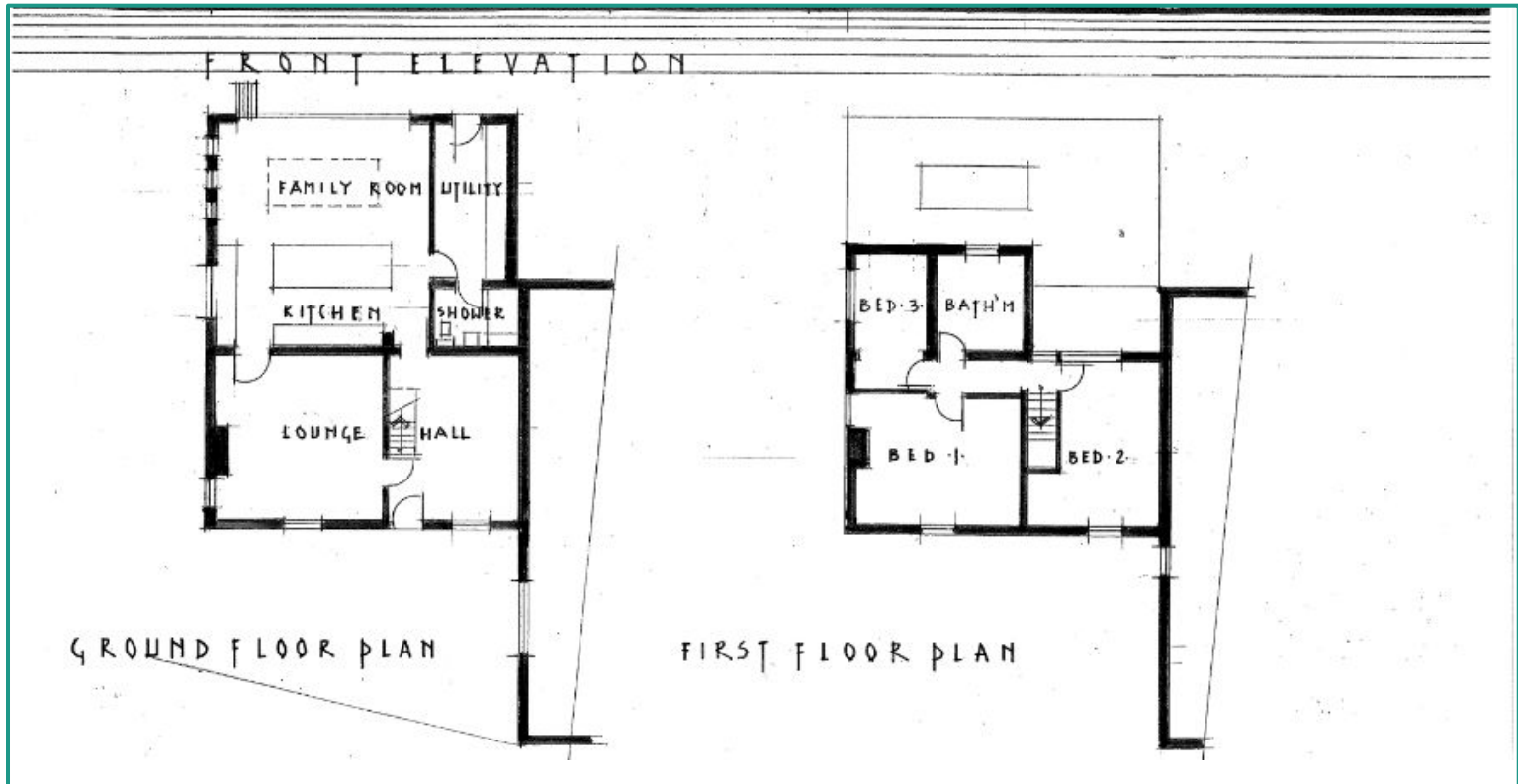
VIEWINGS

Please contact the agents to arrange a viewing. Site security restricts access to unaccompanied viewers.

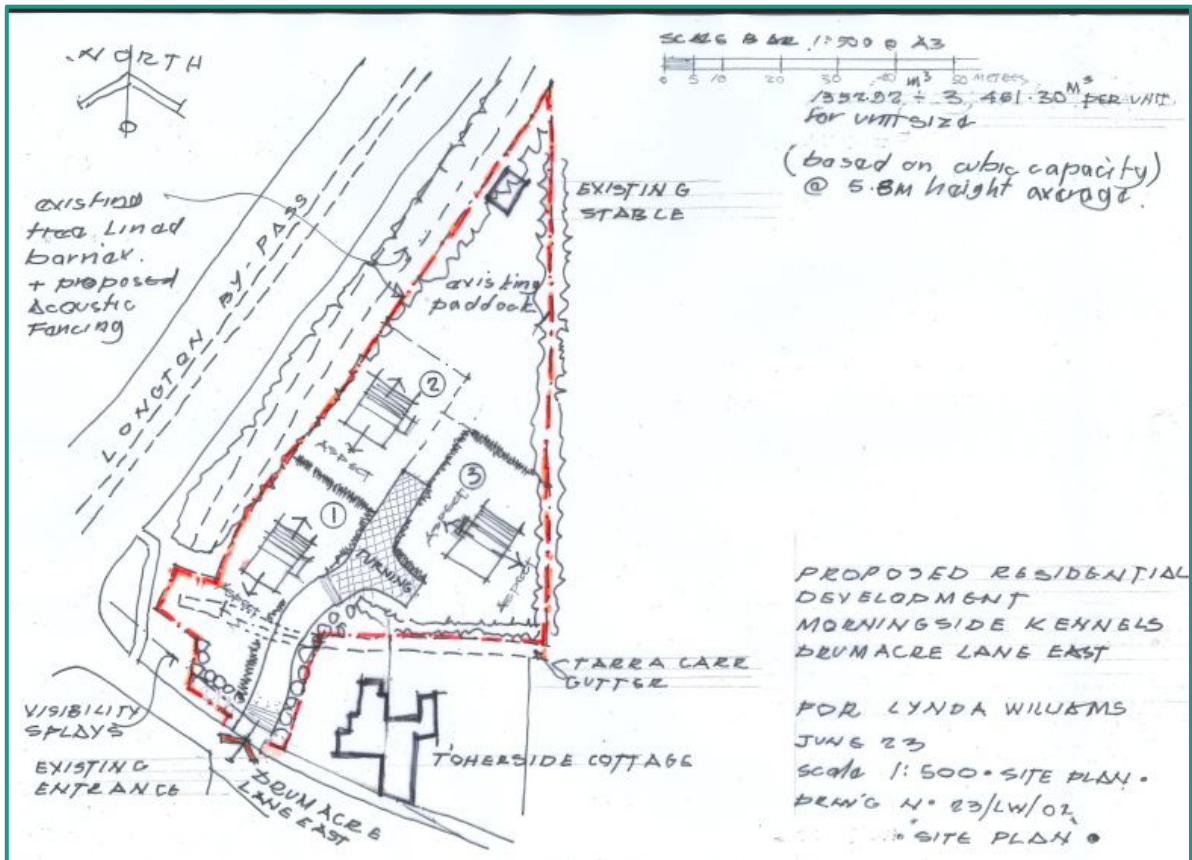
HEALTH & SAFETY

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.

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Floorplan Of Existing Semi Detached Dwelling - not to scale



Potential layout for redevelopment of the yard - not to scale

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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.

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

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