

**Morningside Kennels,
Drumacre Lane East,
Longton
PR4 4SD
Guide: £470,000**

For Sale by Private Treaty

- 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, small builders/developers



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Morningside kennels and training centre is a well established business premises. In 2019 it received planning consent to provide 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 planning consent. 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:

- 0.88 acres of yard area;
- Variety of outbuildings currently used as kennels and training centre

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 of 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.

SERVICES

Mains water and electricity are connected, the adjoining 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. A right of way and parking area will need to be reserved through the yard for the adjoining dwelling if this is not purchased by the same purchaser. The route is to be agreed between the parties. An agreement in respect of the septic tank will also need to be made.

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

The guide price is £450,000.

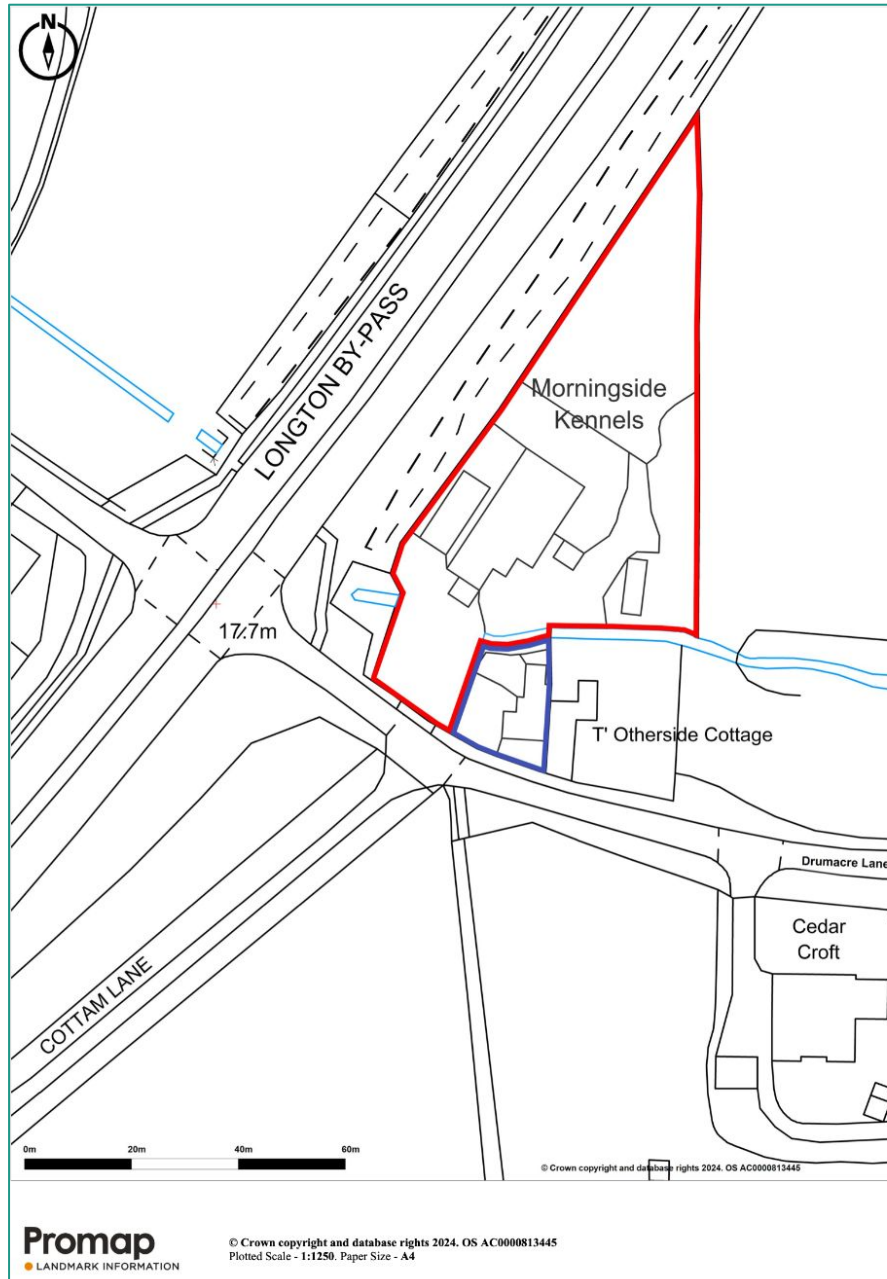
VIEWINGS

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

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