



# HANG YEAT

Bay Horse, Lancaster



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



# HANG YEAT

BAY HORSE, LANCASTER, LANCASHIRE, LA2 0HL

Lancaster 5 mile • Preston 18 miles • Manchester Airport 56 miles  
(all distances are approximate)

A CHARACTERFUL RURAL PROPERTY WITH SIGNIFICANT  
DEVELOPMENT POTENTIAL, COMPRISING A TWO-  
BEDROOM FARMHOUSE IN NEED OF MODERNISATION, A  
TRADITIONAL STONE BARN WITH RESIDENTIAL PLANNING  
CONSENT AND A RANGE OF OUTBUILDINGS

- A delightful two-bedroom farmhouse in need of modernisation with scope for extension. Large garden
- Stone-built barn with planning consent for conversion to form a two-bedroom dwelling
  - Range of redundant poultry buildings
- Excellent road frontage access and easily accessible to the M6

About 0.49 acres (0.20 ha)

FOR SALE AS A WHOLE WITH VACANT POSSESSION



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829203

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[farmagency@gscgrays.co.uk](mailto:farmagency@gscgrays.co.uk)





### Situation

Hang Yeat is situated in the sought-after village of Bay Horse in a peaceful rural setting while benefiting from excellent connectivity to both Lancaster and the M6 motorway. The location provides a perfect balance of countryside living with convenient access to local amenities and transport links.

The City of Lancaster offers a variety of national and independent shops, public houses, restaurants, leisure facilities, schooling options and a renowned University.

The property is situated on the western fringe of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and benefits from stunning views over open countryside.

The nearest airport is Manchester which offers a growing number of domestic and international flights. Lancaster Train Station also provides regular services to Manchester, Leeds, Glasgow and London.

### Description

A delightful rural property with significant development potential, comprising a characterful two-bedroom farmhouse, a traditional stone-built barn with planning consent to form a two-bedroom dwelling, a range of redundant poultry sheds and substantial lawned gardens, extending in total to about 0.49 acres (0.20 ha).

### Farmhouse

A Grade II Listed house built of dressed stone under a pitched slate roof. The house provides well-proportioned accommodation which would benefit from modernisation throughout. It extends to about 1,820 sq. ft. and comprises:

Ground Floor: Porch, entrance hall, kitchen / dining room and a sitting room.

First Floor: Landing area, two double bedrooms and a bathroom.

The house stands within a substantial garden plot with a carport to the northeastern elevation which offers significant scope to extend the existing accommodation, subject to obtaining the necessary consents.

### Stone Barn

An attractive detached stone-built barn with a timber mezzanine and slate roof, located immediately adjacent to the main farmhouse. Planning consent (REF: 23/01389/FUL) and Listed Building consent (REF: 23/01390/LB) was granted on 02/05/2024 for change of use to form a two-bedroom dwelling.

The consented accommodation comprises:

Ground Floor: Kitchen, sitting room, utility and a bathroom.

First Floor: Landing area, two bedrooms with en-suite bathrooms.

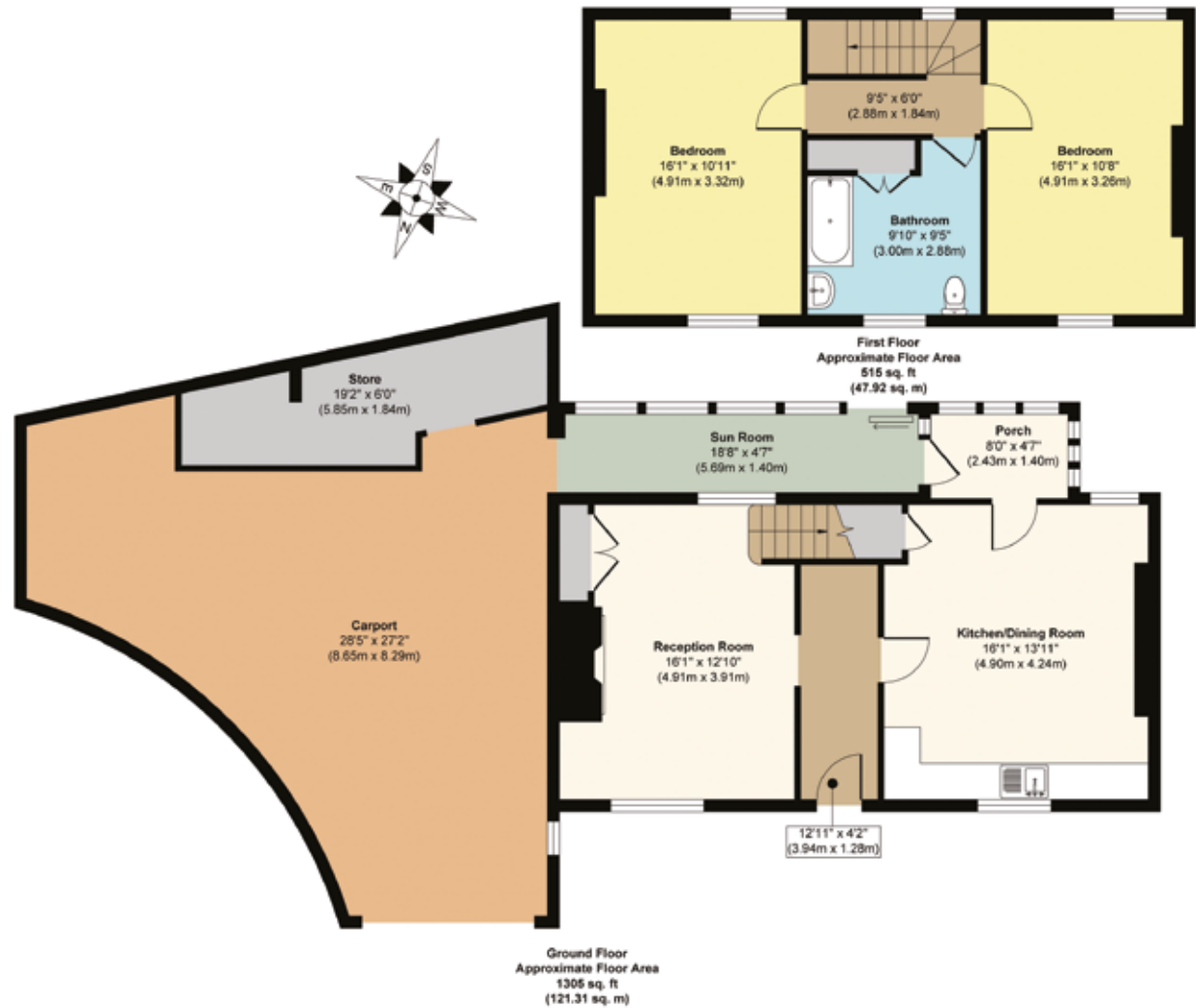
### Outbuildings

A small range of modern farm buildings located in the southwest corner of the farmyard. The buildings are predominantly of timber and concrete block construction and have historically been utilised as poultry housing for laying hens.

Please note, the residential planning consent gained on the stone barn is subject to the demolition of these redundant buildings.

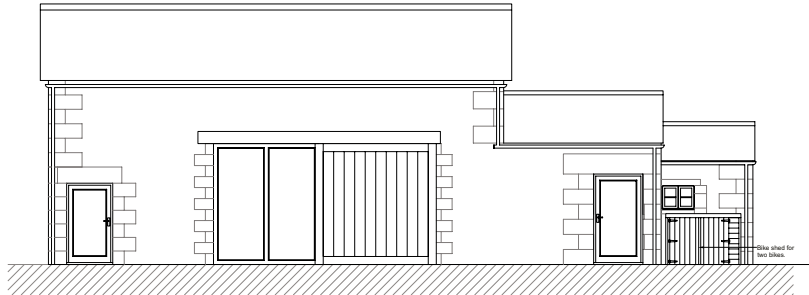


## Hang Yeat, Main Road, Galgate, Lancaster, LA2 0HL



**Approx. Gross Internal Floor Area 1820 sq. ft / 169.23 sq. m (Including Carport)**

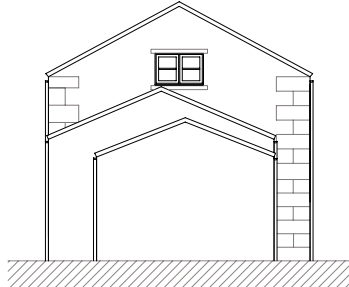
1. This plan is a general guide only and does not form any part of any offer or contract.
2. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.



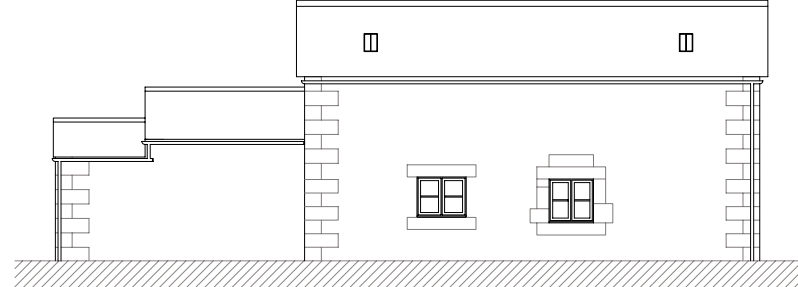
FRONT ELEVATION



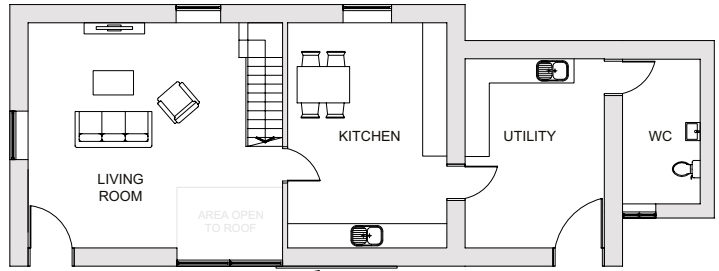
SIDE ELEVATION



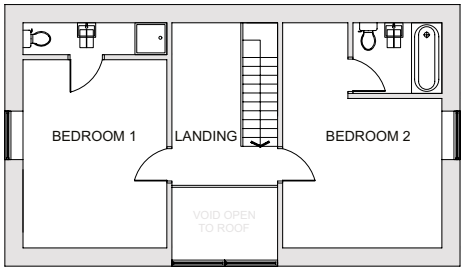
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



## GENERAL INFORMATION

### Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

### Services

The farm is served by mains electricity (single-phase) and a mains water supply with domestic drainage to a septic tank, which will require updating to become compliant.

The farmhouse is heated by an oil-fired combination boiler.

### Local Authorities

Lancaster City Council

Quernmore Road, Lancaster, LA1 1UX

Tel: 01524 33318

### Council Tax

Farmhouse – Band E

### EPC

Farmhouse – Band F

### Designations

Grade II Listed.

### Method of Sale

Hang Yeat is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

### Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

### Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

### Timber

All standing and fallen timber will be included in the sale.

### Boundaries

Neither the Vendor nor the Vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

### Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203.

Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

### Directions

From Lancaster, head south on the A6 for approximately 5 miles. Proceed through the village of Galgate, upon reaching the roundabout take the second exit and continue for half a mile. The property is located on the lefthand side and signposted by a GSC Grays For Sale board.

Postcode: LA2 0HL

what3words: ///promotion.dine.palaces

## CONDITIONS OF SALE

### Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

### Plans, Areas and Schedules

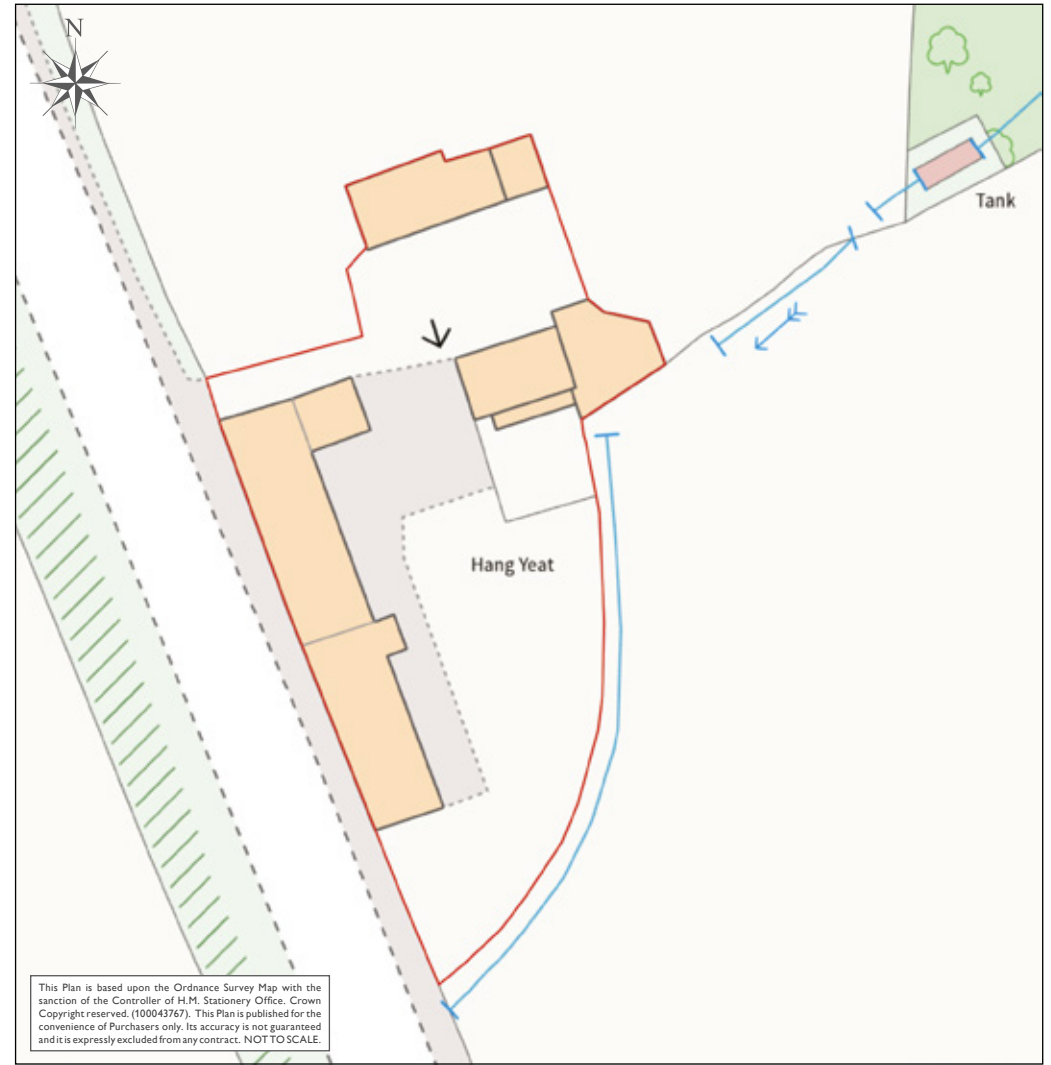
These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

### Overseas purchasers

Any offer by a Purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### Apportionments

The council tax and all other outgoings shall be apportioned between the Seller and the Purchaser(s) as at the date of completion.



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2025  
 Photographs taken: January 2025