

FOR SALE

Helms Deep, Long Lane, Garstang, PR3 1RN



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Rare opportunity to purchase a prime plot of land with significant amenity & recreational potential



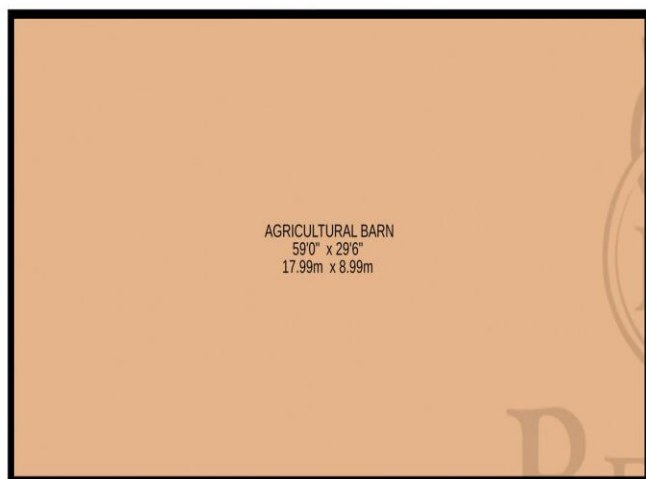
- Plot of land for sale
- Suitable for wide range of uses
- Agricultural barn
- Annexe / office & Lodge
- Services on site
- 1.9 acres in total (all freehold)
- Viewing by appointment only
- No restrictions or overage applied

This is an exceptionally rare chance to acquire a parcel of land of just under 2 acres, offering a variety of potential and featuring a 165 sq m standard steel frame agricultural barn, self contained annexe / office and a 2014 built caravan lodge in situ ensuing the land offers significant amenity and recreational potential. Services are provided on site (gas (LPG), mains electrics (3 phase is available) and water plus there is a septic tank and Fibre optic internet. Tenure: Freehold with vacant possession Local Authority: Wyre Council. Our vendors are not imposing any restrictions on the land or requesting overage for any potential future development value that may arise from granted planning permission for residential or commercial development. It also includes permitted development rights for camping up to 60 days a year, located in a highly accessible and picturesque setting overlooking beautiful greenbelt countryside. The property is situated in the peaceful rural village of Barnacre-with-Bonds in the stunningly beautiful Forest of Bowland area of Outstanding Natural Beauty with magnificent views towards the Lancashire coast and the Lake District. The property is bordered by wildflower meadows which are set within a protected natural habitat bank & woodland which is home to a remarkable variety and richness of wildlife with over 32 bird species, including red-listed species such as the spotted flycatcher, mistle thrush, oystercatcher, Curlew, Redstart, and Willow Warbler. Beyond the impressive array of birdlife, the surrounding habitat provides a welcoming sanctuary for barn owls, hedgehogs, hares, muntjac, and roe deer. Right on your doorstep you will find excellent walking including the popular Nicky Nook and Grizedale Valley walks that follow the river through the valley up to the reservoirs. There are too many activities and attractions close by to list for those wanting more than just stunning countryside these include Fishing, Horse riding, Football clubs with Marathon / Running events, Vintage Car, Cycle, Tractor and a car rally's all passing close by.



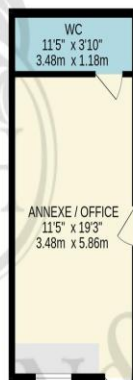


BARN
1741 sq.ft. (161.7 sq.m.) approx.



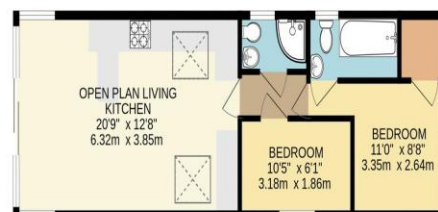
AGRICULTURAL BARN
59'0" x 29'6"
17.99m x 8.99m

OUTBUILDINGS
766 sq.ft. (71.2 sq.m.) approx.



WC
11'5" x 3'10"
3.48m x 1.18m

ANNEXE / OFFICE
11'5" x 19'3"
3.48m x 5.86m



OPEN PLAN LIVING
KITCHEN
20'9" x 12'8"
6.32m x 3.85m

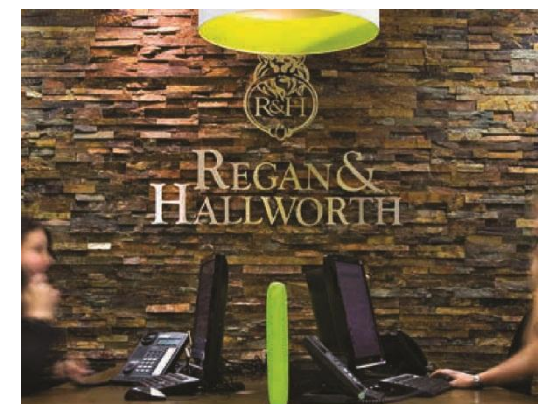
BEDROOM
10'5" x 6'1"
3.18m x 1.86m

BEDROOM
11'0" x 8'8"
3.35m x 2.64m

REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 2507 sq.ft. (232.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

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The Property Ombudsman

LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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www.reganandhallworth.com