

Loudscales Farm Barn, Back Lane, Goosnargh

Preston PR3 2WD

Guide Price £450,000



Situated in the highly sought after, rural area of Goosnargh, this is a fantastic and increasingly rare opportunity to acquire a large detached barn with planning permission (**Application Number 06/2019/1308**) for conversion to two dwellings and the existing outbuildings to form garages following the removal of the existing agricultural structures.

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The property would certainly also lend itself to conversion to one large home with generous gardens (extending to approximately 1.2 acres) backing onto the River Loud forming the picturesque Southern Boundary. With open fields in every direction this is an extremely rural and peaceful location and has potential to create a truly amazing home (or two!)



The existing barn is of stone construction under and asbestos roof and could be converted into two separate dwellings as planned or alternatively one large residence.

There are a number of agricultural outbuildings to the side and rear of the barn which are to be demolished leaving only the barn and a second stone building to the side which is proposed to be converted to a garage.

Potential Large Single Residence - 690 m2 (7,427 Sq Ft)

Existing Barn Floor Area - 396.3 m2 (4,265 Sq Ft)



Services

Mains water & electric.
Proposed oil central heating
Proposed septic tank drainage

Tenure

We understand from the owners to be Freehold

Viewings

Strictly by appointment

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on:

Internet

Details of this and other properties can be viewed on our website.

Money Laundering Regulations

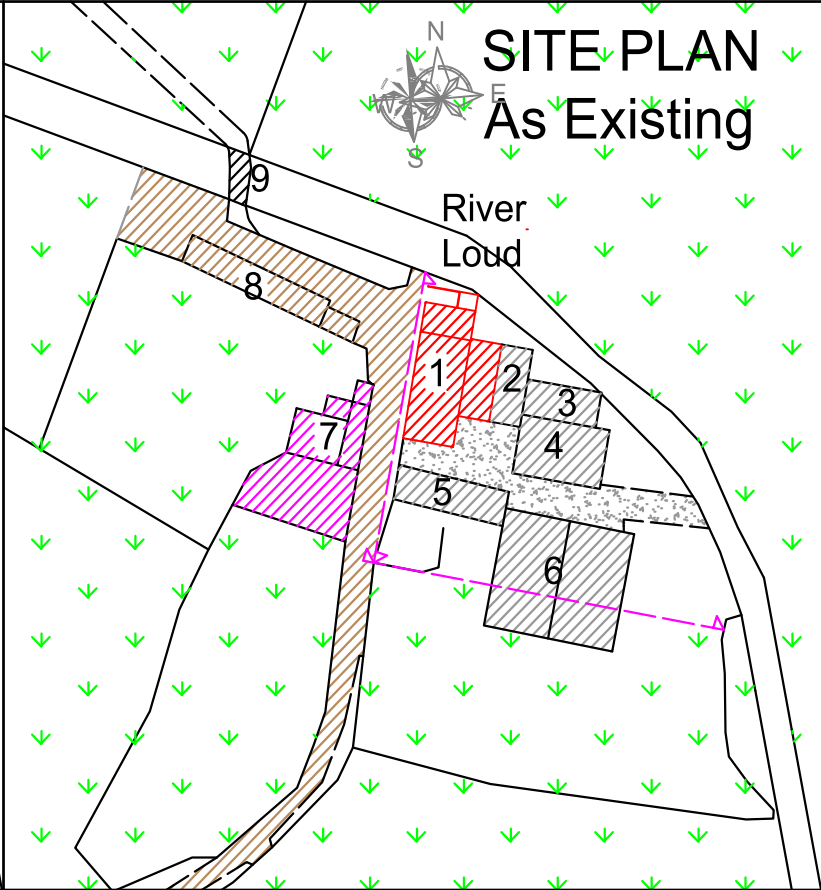
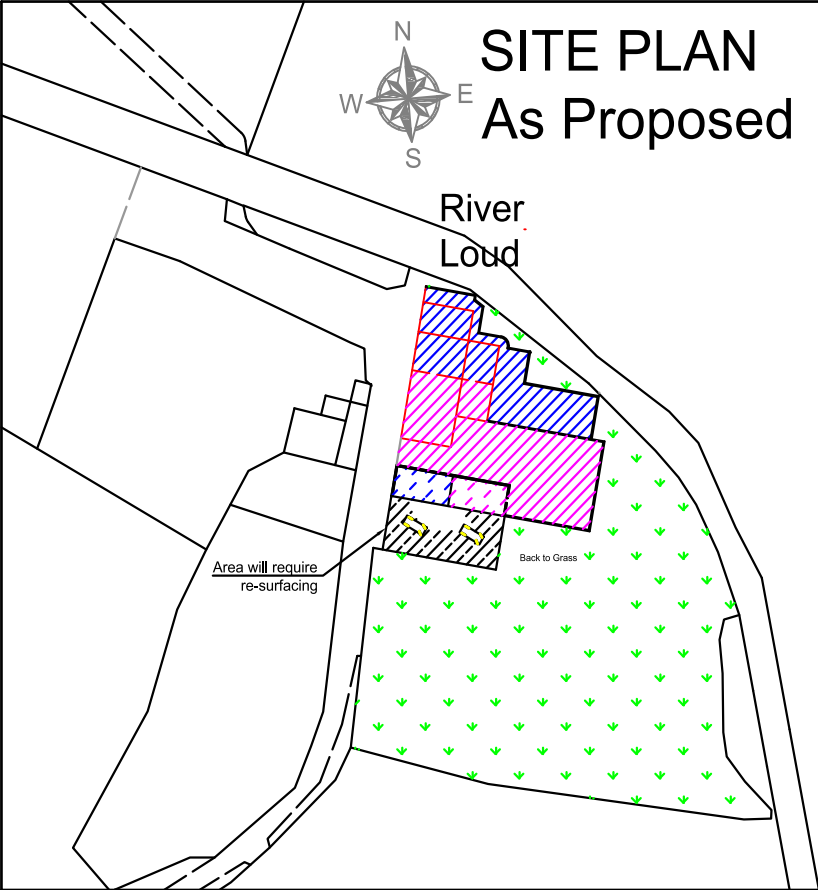
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.


We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.


The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

April 2021

PROPOSED & EXISTING SITE PLANS



 Dwelling 1 (garage and curtilage)

 Dwelling 2 (garage and curtilage)



 Concrete Yard

 Access Track

Building 1 principal barn.


Building numbers 2, 3, 6 and 8 to be removed.

Number 4 is a slurry tank which is to be removed.

Building 5 converted to serve as garaging,

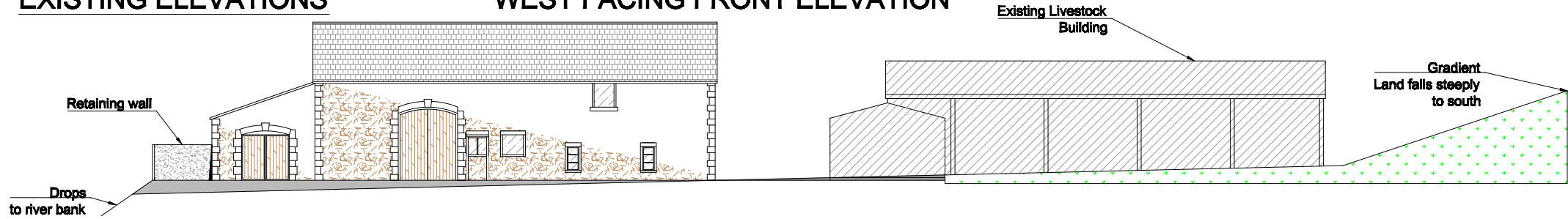
7 Existing Farmhouse and garden areas.

9 Bridge over river Loud to be removed.

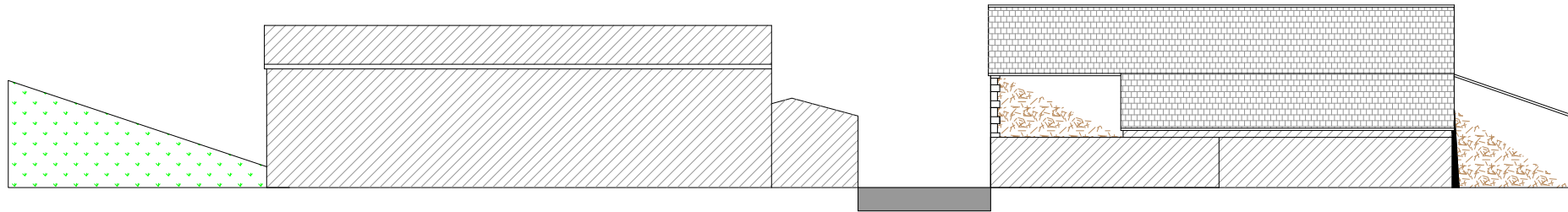
 Planning Consultancy Ltd 5 Bobbin Mill Cottages, Stubbs Lane, Cloughton-on-Brook, Preston PR3 0PL Telephone: 01965 640135 Mobile: 0781326287 e-mail: mcl@mkplanning.co.uk	EXISTING AND PROPOSED SITE PLAN Proposal: Conversion of barn to two dwellings with garden area, conversion of outbuilding to form garages, removal of remaining structures. Site Address: Loud Scales, Back Lane, Goosnargh, Preston, PR3 2WD Applicant: Thomas Knowles Trust	DATE: 07/04/2020 DWG NO. LG/GL/3220SP RevA SCALE: 1:500 PAPER SIZE A1
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EXISTING ELEVATIONS

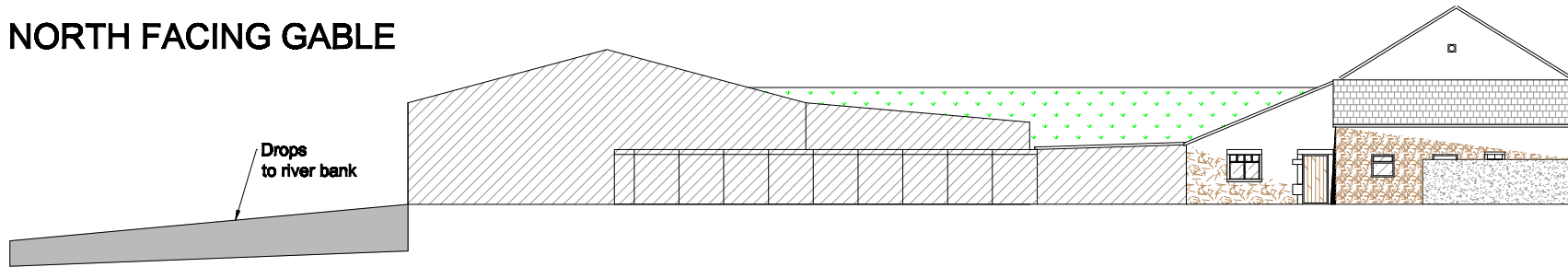
WEST FACING FRONT ELEVATION



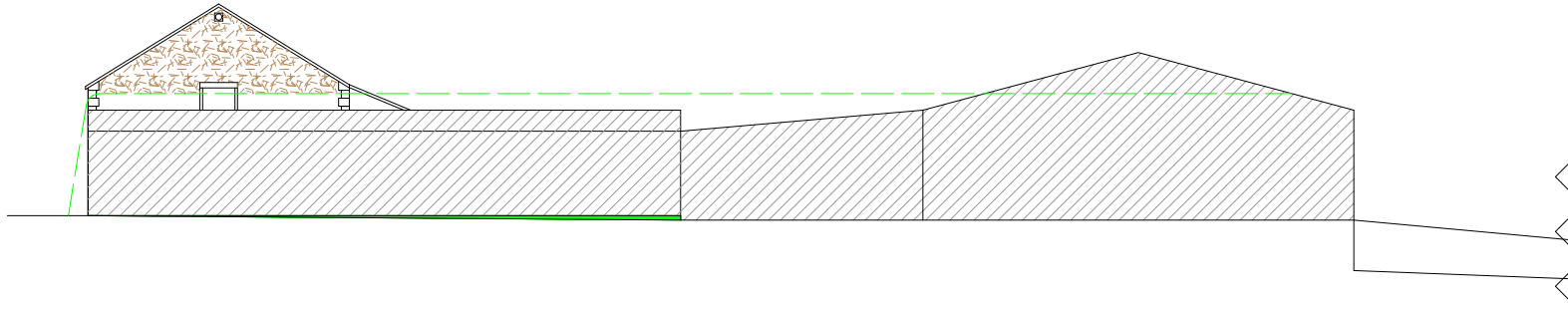
EAST FACING REAR ELEVATION



NORTH FACING GABLE

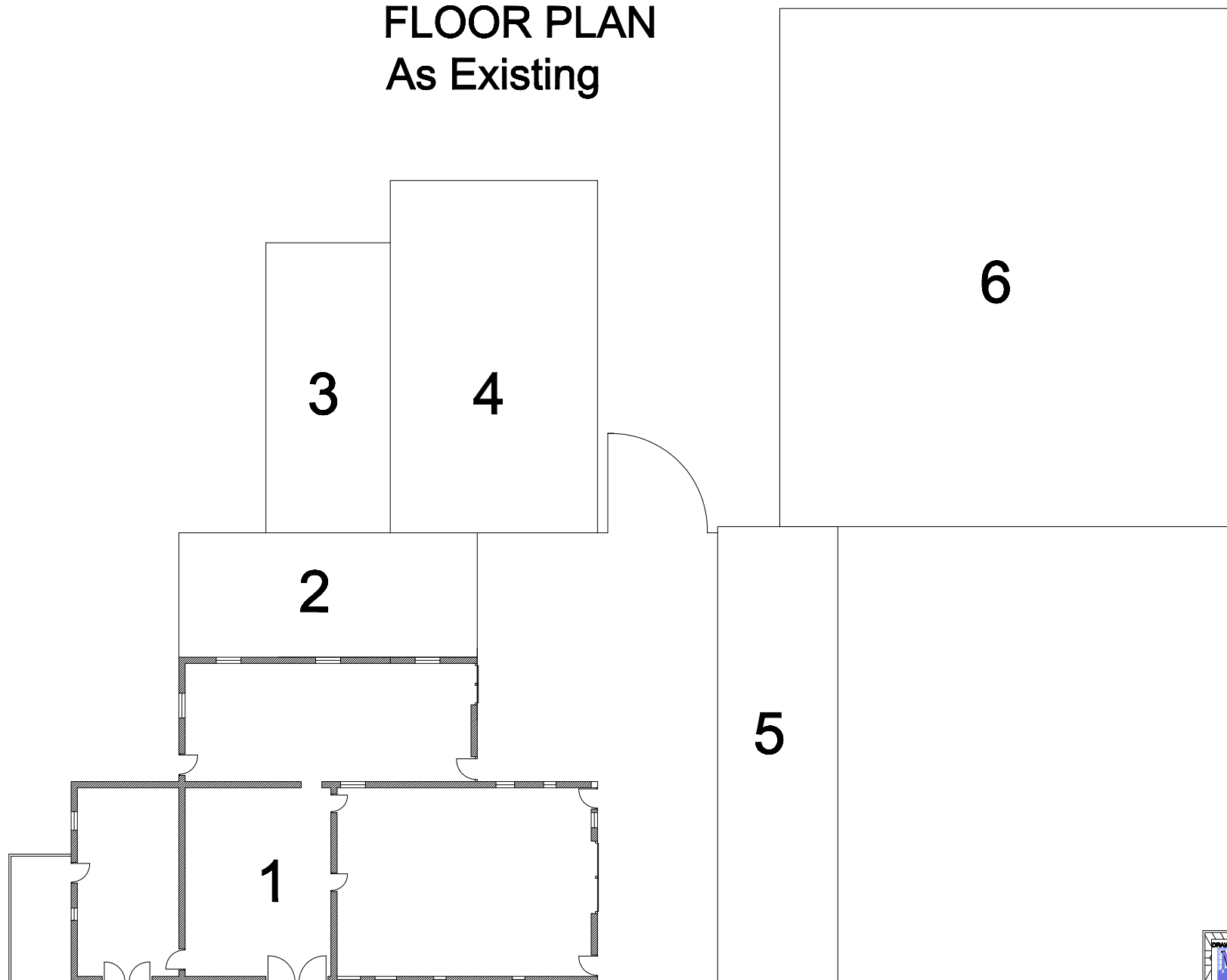



SOUTH FACING GABLE



<p>DRAWN BY:</p> <p>Planning Consultancy Ltd</p> <p>6 Babbles Hill Cottage, Babbles Lane, Chapman-on-Strut, Preston PR3 0PL Telephone: 07525 649159 Mobile: 07525 649159 e-mail: info@planning.co.uk</p>	<p>EXISTING ELEVATIONS</p> <p>Proposed: Conversion of barn to two dwellings with garden area, conversion of outbuilding to form garages, removal of remaining structures.</p> <p>Site Address: Loud Scar, Back Lane, Gosnargh, Preston, PR3 2WD</p> <p>Applicant: Thomas Knowles Trust</p>	<p>DATE: 12/12/2017</p> <p>DWG NO. LG/2220EE</p> <p>SCALE: 1:100</p> <p>PAPER SIZE A1</p>
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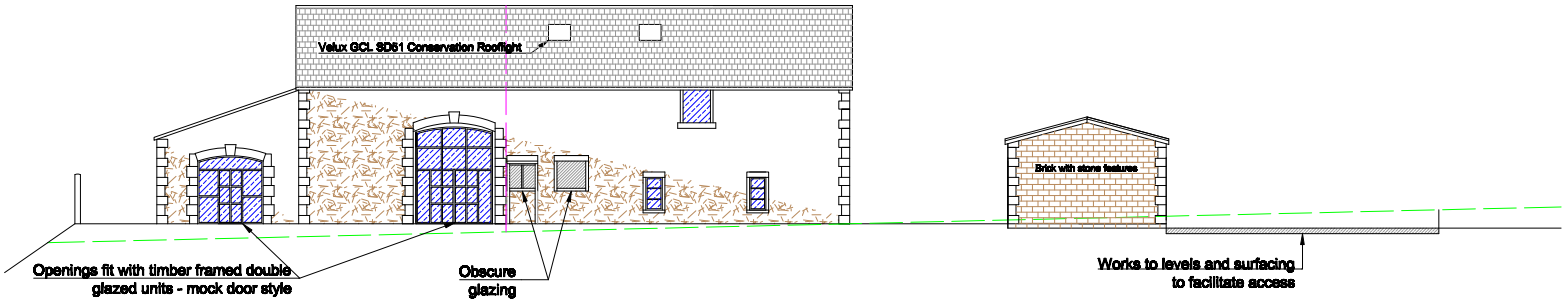
FLOOR PLAN As Existing



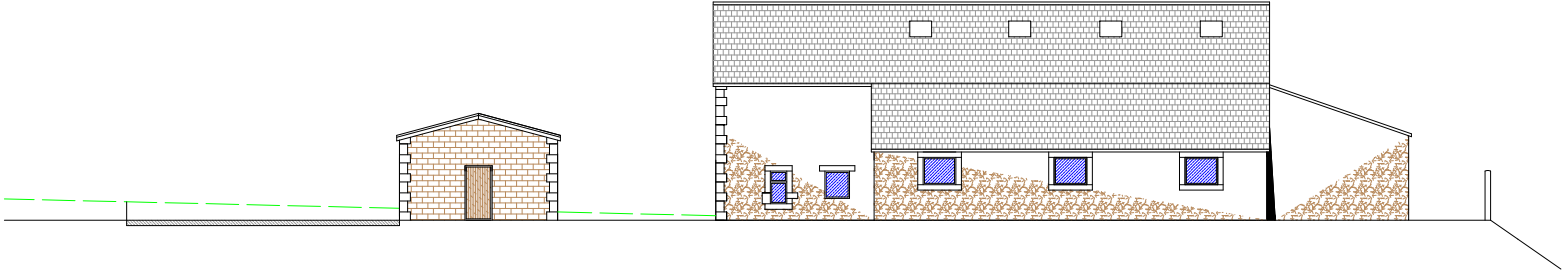
DRAWN BY: 	Planning Consultancy Ltd 4 Babbler Hill Cottage, Rushmore Lane, Claydon-on-Dever, Preston PR3 9PL Telephone: 01620 649108 Mobile: 07915200007 e-mail: mcl@planning.co.uk	PROPOSED FLOOR PLAN Proposal: Conversion of barn to two dwellings with garden area, conversion of outbuilding to farm garages, removal of remaining structures. Site Address: Loud Scales, Back Lane, Goosnargh, Preston, PR3 2ND Applicant: Thomas Knowles Trust	DATE: 12/12/2017 DWG NO. LG/L3220EFP SCALE: 1:100 PAPER SIZE A1
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PROPOSED ELEVATIONS

WEST FACING FRONT ELEVATION



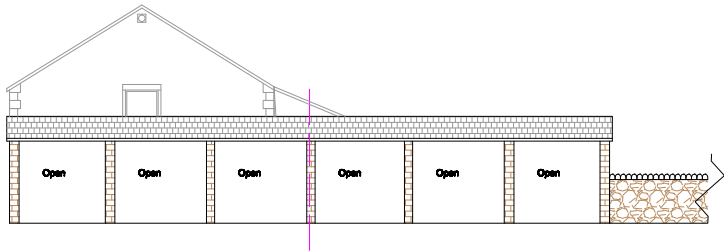
EAST FACING REAR ELEVATION



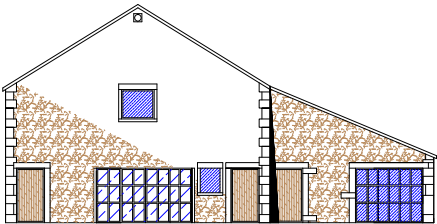
NORTH FACING GABLE



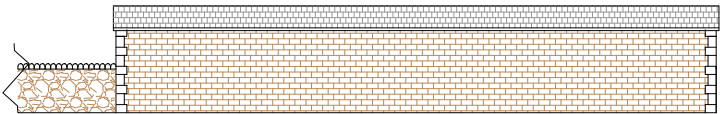
Garage - South Facing Elevation




SOUTH FACING GABLE



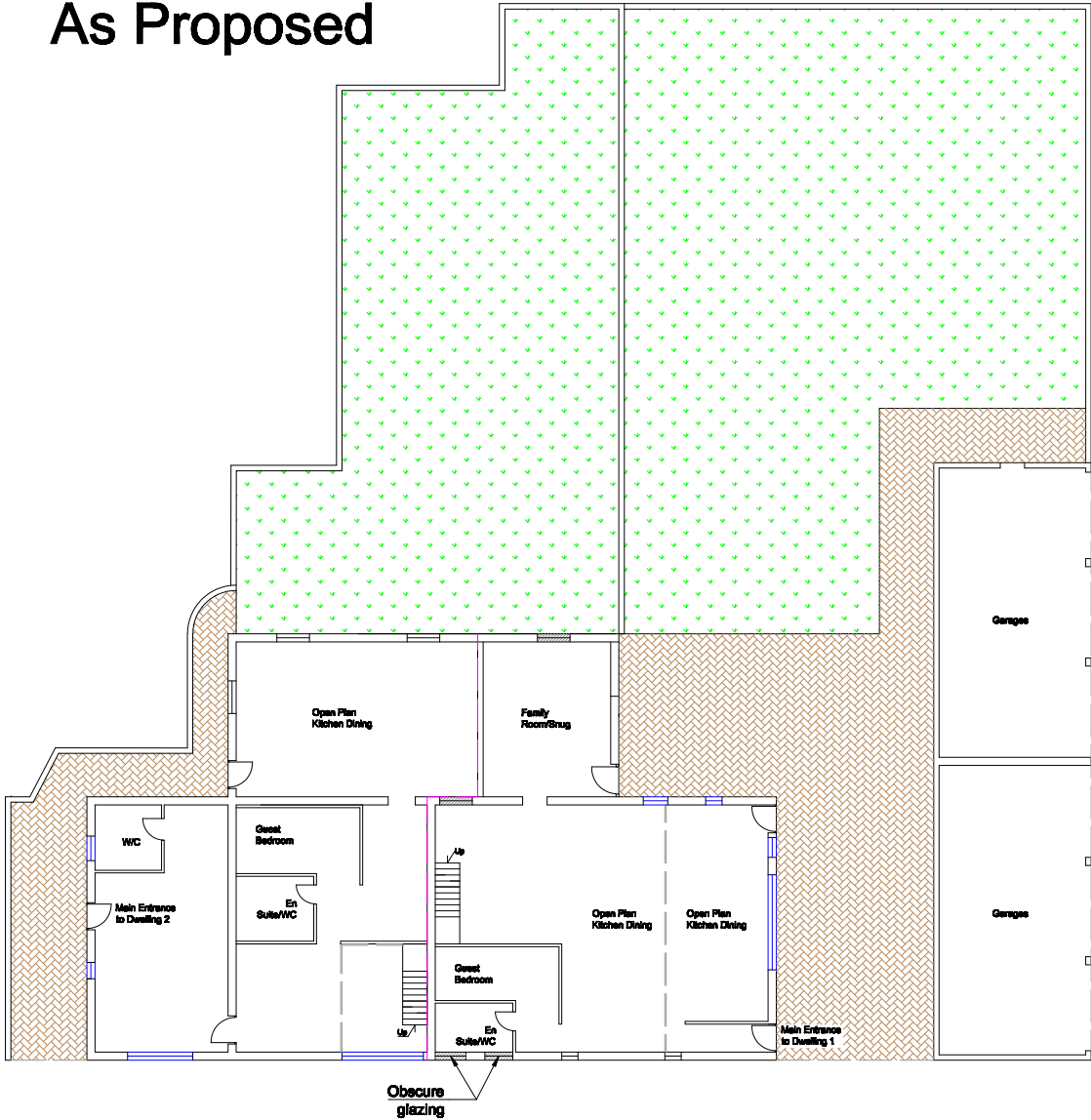
Garage - North Facing Elevation



 Planning Consultancy Ltd <small>4 Hobson Hill Cottage, Stubbins Lane, Cloughmore Road, Preston PR3 6PL, Telephone: 01524 840181 Mobile: 0793258827 e-mail: m@planning.co.uk</small>	EXISTING ELEVATIONS Proposal: Conversion of barn to two dwellings with garden area, conversion of outbuilding to form garages, removal of remaining structures. Site Address: Loud Scates, Back Lane, Gossowarth, Preston, PR3 2WD Applicant: Thomas Knowles Trust	DATE: 12/12/2017 DWG NO. LG/GL/3220PE SCALE: 1:100 PAPER SIZE: A1
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FLOOR PLAN

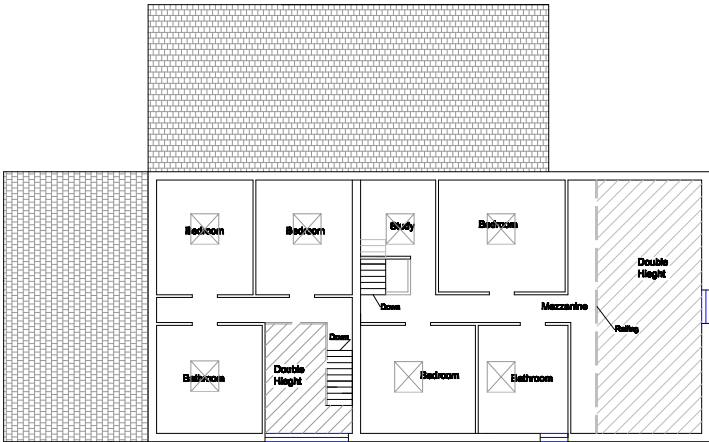
As Proposed




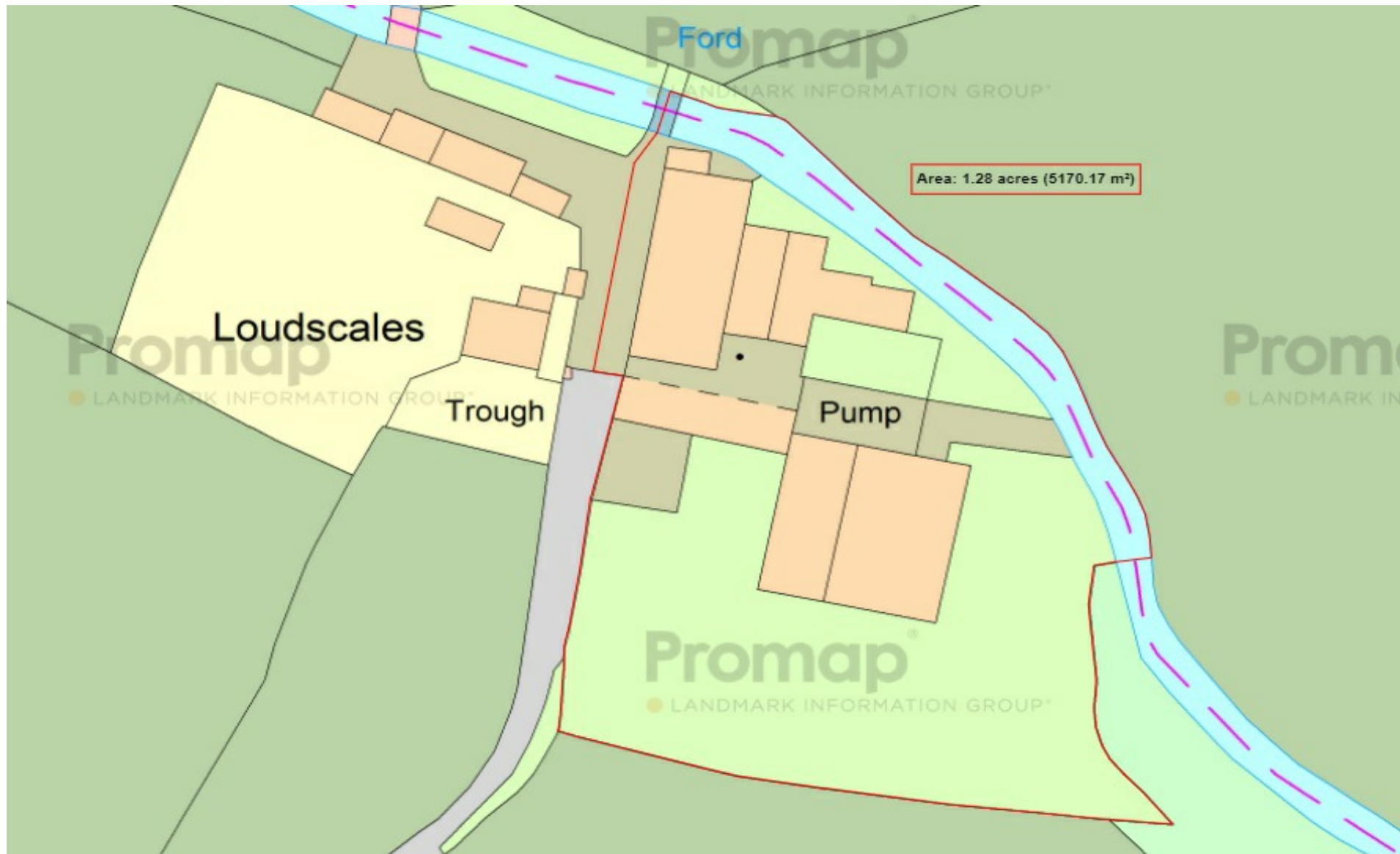
FIRST FLOOR

PLAN

As Proposed



DRAWN BY:  Planning Consultancy Ltd <small>5 Robin Hill Cottages, Stables Lane, Clapham-on-Sea, Preston PR3 6PL Telephone: 01524 649125 Mobile: 07913 220287 e-mail: info@planning.co.uk</small>	PROPOSED FLOOR PLAN Proposal: Conversion of barn to two dwellings with garden area, conversion of outbuilding to form garage, removal of remaining structure. Site Address: Loud Scares, Back Lane, Goosnargh, Preston, PR3 2WD Applicant: Thomas Knowles Trust	DATE: 12/12/2017 DWG NO. LG/GL/3220RFPF SCALE: 1:100 PAPER SIZE A1



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