

For Sale by Private Treaty

Jack Green Farm, Oram Road, Brindle, PR6 8NT

Farmhouse, barns with planning permission and additional land



P Wilson & Company
Chartered Surveyors



An excellently situated development site providing the opportunity to acquire a substantial and recently renovated farmhouse, a range of stone built barns with planning permission to convert into 3 no. dwellings and land in the highly sought after area of Brindle, Lancashire.

The farmhouse and land are available by separate negotiation from the barns.

The barns have full planning permission under planning approval 19/00819/FUL granted by Chorley Council.



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Location

Jack Green Farm is situated in the highly sought after area of east Preston near to the favoured villages of Brindle and Hoghton.

The location offers the perfect blend of rural living and the convenience of easy access to the motorway network (M6/M61/M65) within 5 miles and the railway stations of Preston (6 miles) and Bamber Bridge (3.5 miles). The situation of the property is more particularly shown on the location plan on the reverse of these sales particulars.

Description

A substantial farmhouse which the vendors have recently renovated (internally) to a high standard. A traditional stone built barn with full planning permission granted by Chorley Council on the 26th June 2020 (19/00819/FUL) for the "demolition of agricultural buildings and the conversion of agricultural barn into 3 no. dwellings including raising of the roof by 1 metre and single storey rear extension".

Farmhouse

A detached farmhouse which has been recently renovated to a high standard offering the following accommodation:

Utility Room with WC
Kitchen & dining room
Two reception rooms
Bedroom 1 with ensuite
Bedroom 2 with ensuite
Bedroom 3
Bedroom 4
Bedroom 5/office/playroom
Family bathroom

Barns

Plot 1 provides circa 210 sqm (2,260 sqft) of GIA accommodation over two storeys comprising:

Ground Floor - kitchen, dining room, garden room lounge, utility, snug/study and WC.

First Floor - master bedroom with en-suite and dressing room, bedroom 2 and bedroom 3 and bathroom.

Plot 2 provides circa 190 sqm (2,045 sqft) of GIA accommodation over two stories comprising:

Ground Floor - kitchen, dining room, garden room, lounge, utility room and WC.

First Floor - master bedroom and en-suite and bedroom 2, bathroom, bedroom 3.

Plot 3 - provides circa 175 sqm (1,880 sqft) of GIA accommodation over two stories comprising:

Ground Floor - kitchen/dining room, garden room, lounge and WC.

First Floor - master bedroom with en-suite, bedroom 2, bedroom 3 and bathroom.

Each Plot benefits from a rear garden area with off-road parking. A copy of the approved elevations, internal layout and site plan is attached to the sale brochure.

Existing Farmyard

The Vendor will be responsible for removing the structures present in the farmyard shown coloured brown in a timeframe to be agreed.

Land

Up to an additional 3.0 hectares (7.41 acres or thereabouts) is also available to purchase with the farmhouse and barns.

Tenure

The property is freehold and vacant possession will be granted upon completion.

Access

The barn development will be served by an access directly off Oram Road. Plot 1 has its own private access and Plots 2 and 3 will share an access to the rear of the property where the car parking is situated. The Vendor intends to reserve a right of way over the section of the access coloured yellow on the sale plan to assess retained land.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit and subject to all existing rights of way easements and wayleaves.

Services

The property is connected to mains services (water and electricity).

Guide Price

Offers in the region of £1.8 million

Viewings

Viewings All viewings of the property are by appointment only.

Health & Safety

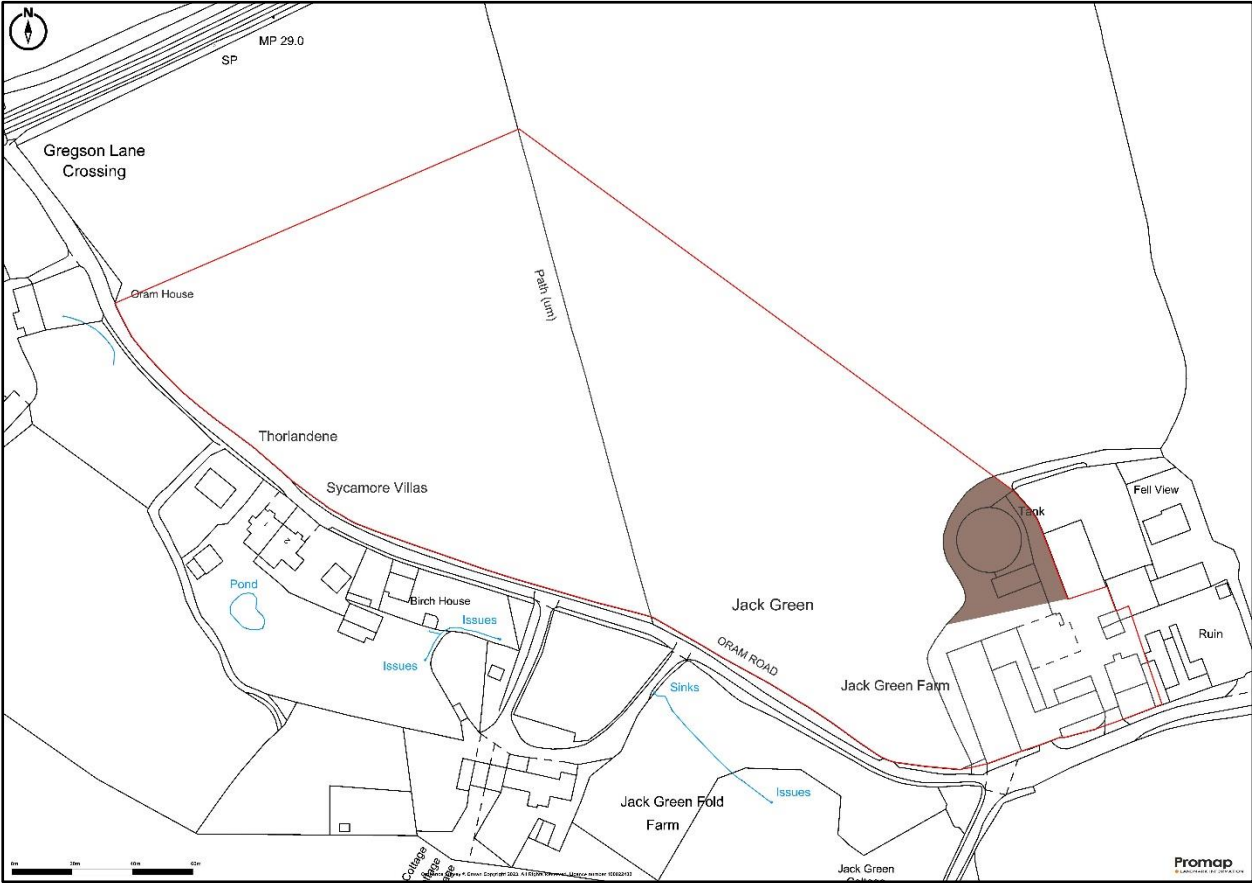
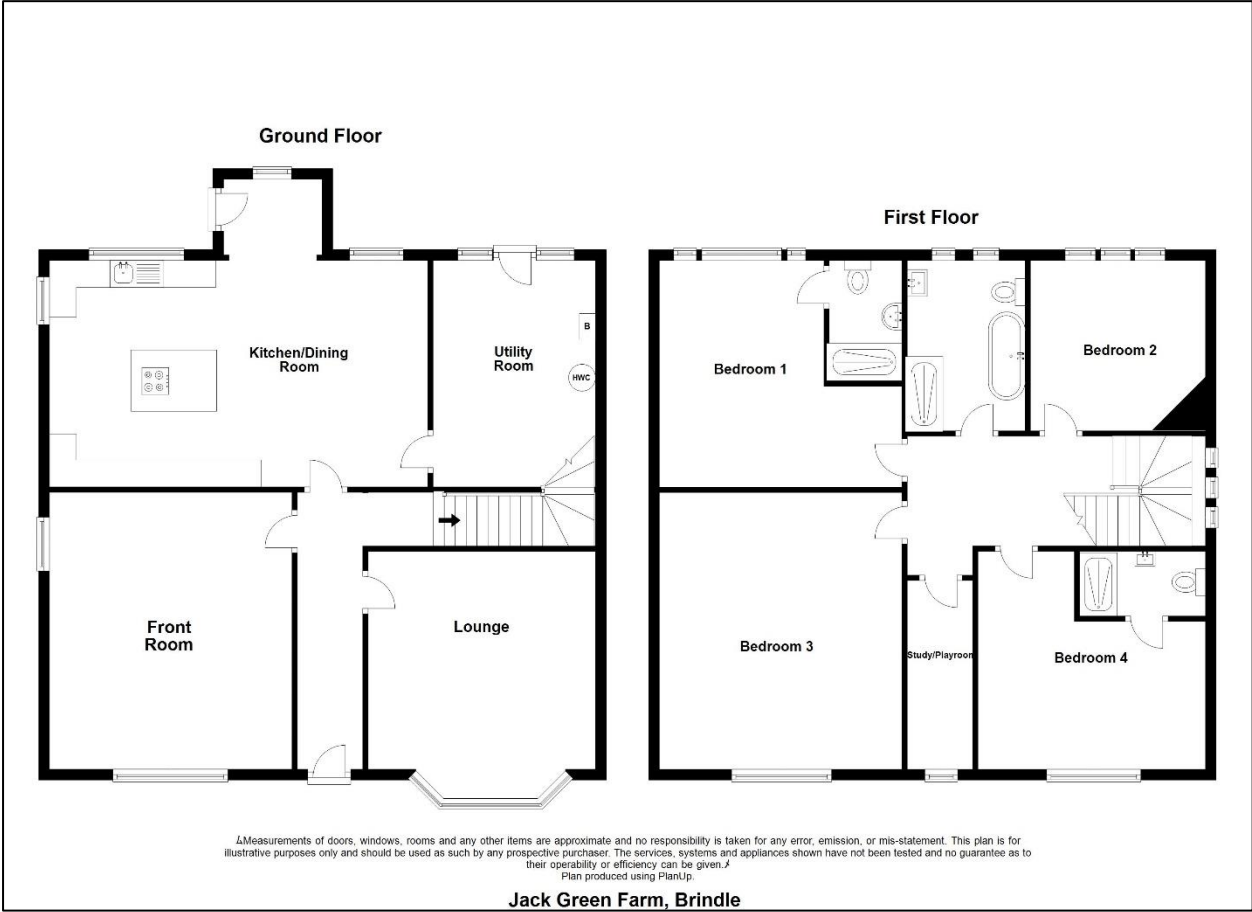
Health & Safety Prospective purchasers view the property at their own risk and should take all reasonable precautions. No entry should be taken to any parts without the approval of the agents.

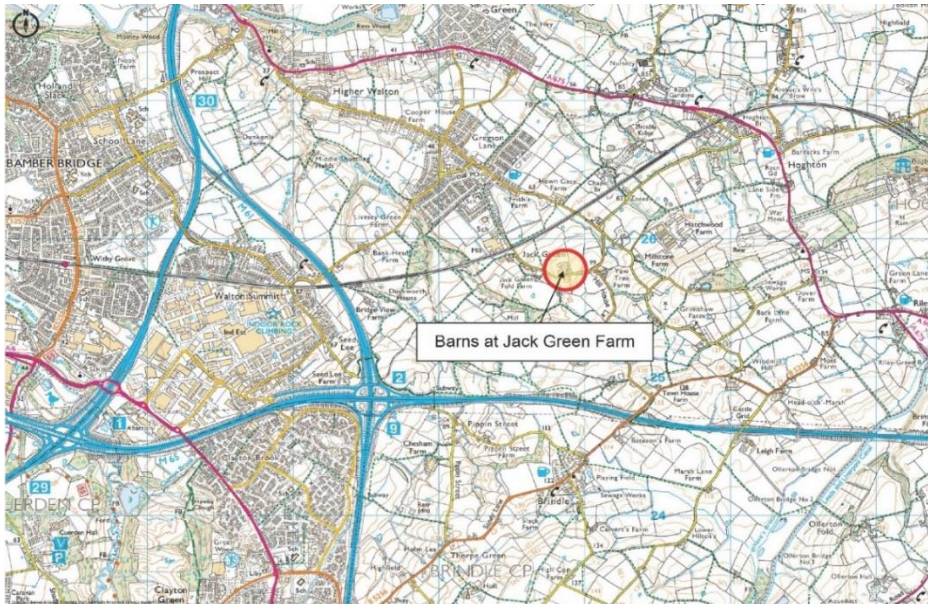
Plans

All plans have been reduced from originals and should not be used to scale. They are for identification purposes only.

Enquiries

All enquiries about this property should be addressed to Robert Harrison (01772 882277 or rob.harrison@pwcsurveyors.co.uk).





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

misrepresentations act 1967

consumer protection from unfair trading regulations 2008

business protection from misleading advertising regulations 2008

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