



Hurdle Farm

High Street, Elswick PR4 3ZB



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Particulars of sale

Hurdle Farm is a detached farmhouse with barn and stables sitting in approximately 0.9 acres. The farmhouse itself requires substantial modernisation; therefore, the site is offered for sale with the benefit of planning approval (Permission in Principle) under the Town & Country Planning Order 2016 (as amended) under reference 25/0187/PIP granted by Fylde Borough Council on 1st May 2025.

Permission in Principle allows (subject to the submission of the approval of the technical detail consent application) the development of up to 6 dwellings within the land offered for sale. This provides the opportunity for prospective purchasers to develop a single dwelling or up to 6 dwellings within the plot offered for sale.

A copy of the Permission in Principle decision along with the site plan is enclosed with this sale brochure. Additional land may be available by separate negotiation.

This is a fantastic opportunity for prospective purchasers to create a small development within the beautiful semi-rural village of Elswick.

Description

The property briefly comprises the following accommodation:

Ground Floor

Kitchen: 2.9m x 2.6m
Utility: 3.1m x 2.7m
Shower Room: 2.47m x 4.0m
Lounge: 4.3m x 4.4m
Storage areas to rear

First Floor

Landing
Bedroom 1: 4.45m x 4.29m
Bedroom 2: 3.3m x 2.9m
Bedroom 3: 2.6m x 4.5m
Shower Room: 1.7m x 2.8m

Barn with a total floor area of approximately 110m².

Outside

Two driveways access the property and the plot opens up to a large area which is laid to lawn with mature hedges with several trees located within the site.

Tenure

The property is offered freehold with vacant possession on completion.

Services

The property has the benefit of all mains services, with oil fired central heating.

Method of Sale

The subject property is offered for sale by private treaty.

Rights of Way, Easements & Wayleaves

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

Planning

Permission in Principle has been granted for the demolition of the existing house and barn and the erection of up to 6 dwellings (a maximum net increase of 5 dwellings). 25/0187/PIP granted by Fylde Borough Council on 1st May 2025.

Tree Preservation Order

Prospective purchasers are to be advised that the site is subject to a provisional Tree Preservation Order which can be viewed on Fylde Borough Council's planning website under Order No. TPO/25/0001.

Viewings

Prospective purchasers are invited to accompanied viewings of the property;

however, viewers will not be permitted to access the first floor of the property in the interests of safety. Please therefore refer to both the floor plan and photographs in order to understand the property layout further.

Guide Price

Offers in excess of £800,000

Enquiries

All enquiries should be directed to Leah Halik on 01772 882277 or leah.halik@pwcsurveyors.co.uk.

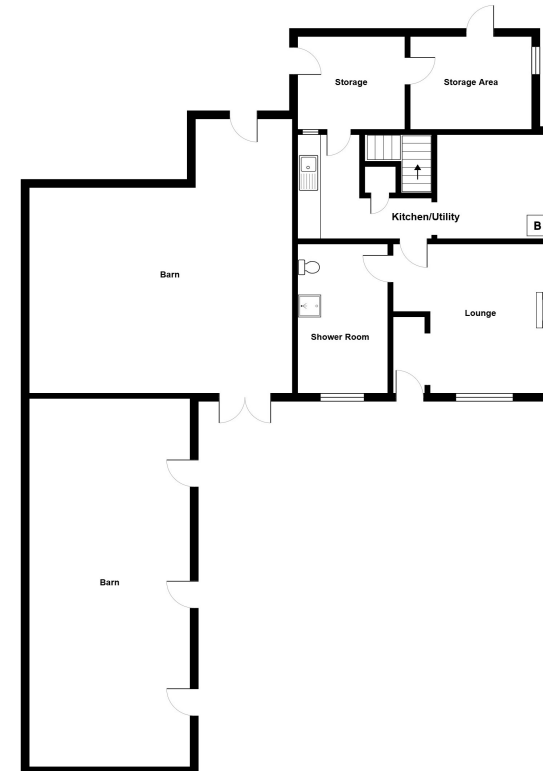
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



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