



Balderstone Farm

Bartle Lane, Lower Bartle, Preston, PR4 0RU

P Wilson & Company
Chartered Surveyors

Balderstone Farm

Bartle Lane, Lower Bartle, Preston, PR4 0RU

For Sale as a Whole
Guide Price: OIRO £650,000

- ❖ Attractive Development Opportunity
- ❖ Detached Traditional Stone Barn with Planning Permission for 3 bedroom barn conversion
- ❖ Planning Permission for a 5 bedroom detached dwelling
- ❖ Existing 4 bedroom detached dwelling
- ❖ Adjoining Land available in separate negotiation

The property is located in the hamlet of Lower Bartle on the outskirts of Preston, offering a rural setting but convenient access to the city centre and surrounding areas. Bartle benefits from its close proximity to local amenities in nearby villages, as well as excellent connectivity to the wider region via the M55 and M6 motorway network.

Directions

From the M55 (Junction 2), take the exit oof the roundabout heading south onto Edith Rigby Way (A582) and continue for approximately 0.8 miles.

At the third roundabout, take the fourth exit, onto Lea Lane and then take the first right onto Bartle Lane. Follow Bartle Lane for around 0.7 miles, and Balderstone Farm is located on the left, clearly marked by the sole selling agent's board

Preston: 5 miles

Blackpool: 14 miles

Lancaster: 23 miles

Distances all approximate



Plan courtesy of Graham Anthony Associates Planning

Particulars of sale

Balderstone Farm represents an attractive development opportunity in a sought-after rural location, but with ease of access to the motorway and primary road networks to the north of Preston.

The property comprises a detached 4 bed farmhouse which currently holds an EPC rating of E, a detached traditional barn with planning permission to a 3 bed conversion, and a building plot with planning permission for a detached 5 bed dwelling with garage.

The property extends to 0.6 acres or thereabouts.

The vendor owns an adjoining parcel of 0.5 acres which is also considered to have development potential, given current planning policy expectations. This land is available to purchase by separate negotiation. This is shown by the land edged blue on the site plan below.

Planning

Full planning permission for the conversion of the barn and the erection of the detached dwelling and garage was approved by Preston City Council on 24th April 2025 (application reference 06/2024/1114). Submission documents can be viewed using the Planning Application Search function on the Preston City Council website.

Tenure

The property is Freehold and held under Registered Title No. LAN161422 (part). Vacant possession will be given on completion.

Services

The property has mains water and electricity, and use of private drainage.

Rights of Way, Easements and Wayleaves

The vendor will retain a temporary Right of Way to other land at Balderstone Farm, pending its future disposal.

The property is sold subject to all existing rights of way, wayleaves and easements.

Viewing

The property is available to view strictly by arrangement with P Wilson & Company.

Method of Sale & Guide Price

The property is offered for sale by private treaty. Offers are sought in the region of £650,000.

Enquiries/Viewings

All enquiries should be addressed to Leah Halik or Matthew Hughes at P Wilson & Company.

leah.halik@pwcsurveyors.co.uk

matthew.hughes@pwcsurveyors.co.uk

Tel: 01772 882277

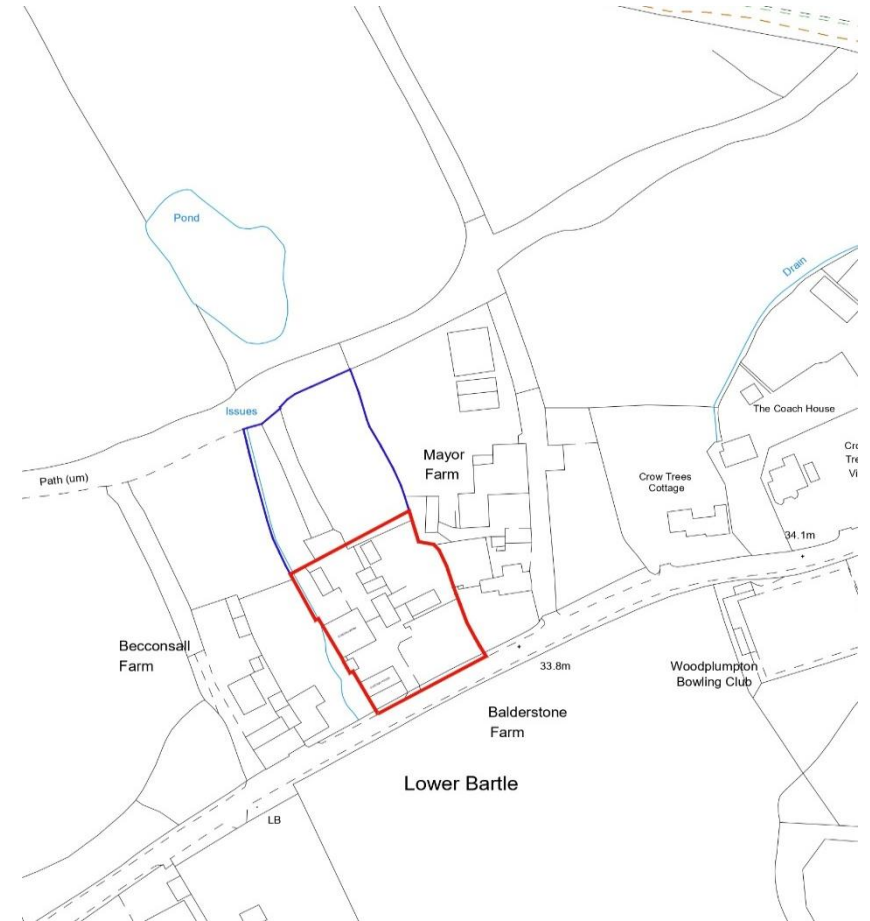
Plans

All plans are for identification purposes only. All dimensions stated in these particulars are maximum measurements.

Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.





Please Note:
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Consumer Protection from Unfair Trading Regulations 2008
Business protection from Misleading Advertising Regulations 2008
 Please Note: P Wilson & Company LLP, their clients and any joint agents give notice that;
 [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
 [b] Any electrical or other appliances of the property

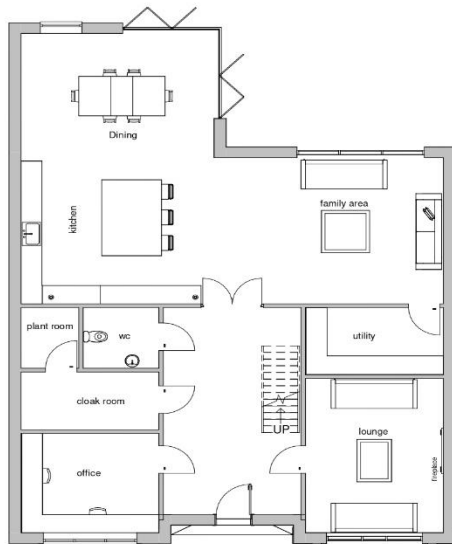
intending purchasers are recommended to carry out their own investigations before contract;
 [c] No person in the employment of P Wilson & Company LLP or any joint agents has any authority to make or give any representations or warranty whatsoever in relation to this property.
 [d] These particulars are produced in good faith and set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute an offer of contract nor any part thereof.
 have not been tested, nor have the drains, heating, plumbing or electrical installations. All

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The plans are not to scale and are provided for information purposes only OS Licence No: 100020449

PROPOSED FLOOR PLANS (NEW DWELLING)

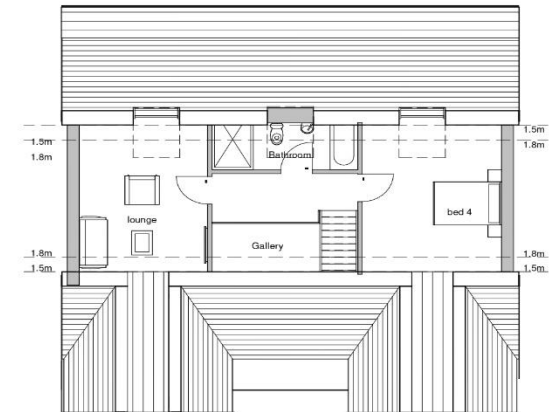
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Ground Floor
1 : 100



First Floor
1 : 100



Second Floor
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

	
planning + architecture + design	
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2 CROSTON VILLA HAGEN ROAD GARSTANG PRESTON PR4 3TA	
MR John Uttley	Project Status
Balderstone Farm, Bartle Lane, Bartle, Preston, PR4 0RU PROPOSED PLANS	
GA3576-PFP-01A	DATE: JAN 25

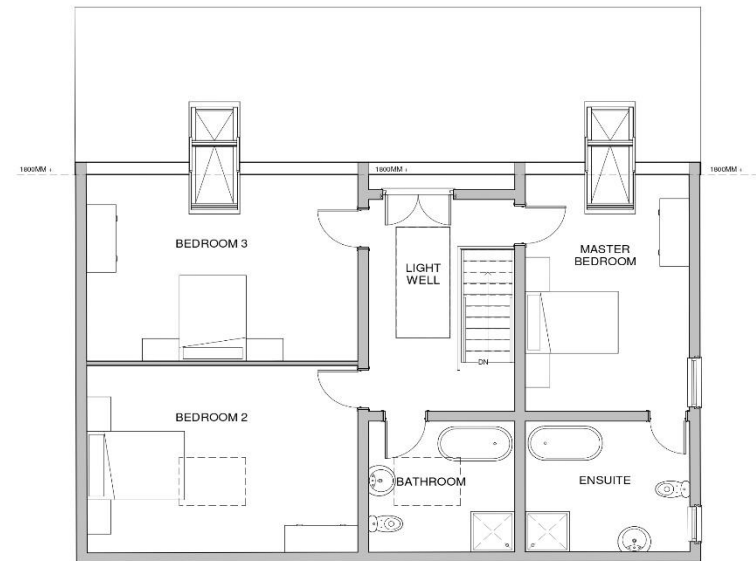
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PROPOSED FLOOR PLANS (CONVERSION)

Balderstone Farm, Bartle Lane, Bartle, Preston, PR4 0RU



Proposed Stable Ground Floor
1 : 50



Proposed Stable First Floor
1 : 50

GA ASSOCIATES	
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NAME MR JOHN UTTLEY	PROJECT STATUS PROPOSED FLOOR PLANS (CONVERSION) Balderstone Farm, Bartle Lane, Bartle, Preston, PR4 0RU
DRAWING NO. 040575-PPF-01	DATE 11/05/21

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