

PHEASANTFIELD FARM BARN

£375,000

Borwick, LA6 1AJ

A rare development opportunity to the east of the village of Borwick.

Pheasantfield Farm Barn comprises a substantial stone barn which has **PRIOR APPROVAL** for the change of use and conversion into three dwellings. In addition, there is a range of redundant buildings and amenity land. In all, about 1.68 acres (0.68 hectares).

Available as a whole.





Welcome to **PHEASANTFIELD FARM BARN** **£375,000**

Borwick, LA6 1AJ

PLANNING PERMISSION - Pheasantfield Farm Barn has **PRIOR APPROVAL** from Lancaster City Council (reference 23/00169/PAA) for 'change of use of an agricultural building into three dwellings (C3)' dated 24 April 2023. There are no occupation restrictions in place.

The proposed accommodation provides for a row of three dwellings:

UNIT 1 (c.105 sq m)

Ground floor - entrance hall, WC, utility room and open plan living kitchen

First floor - landing, three double bedrooms (one with en suite) and house bathroom

UNIT 2 (c.130 sq m)

Ground floor - entrance hall, utility room, WC and open plan living kitchen

First floor - landing, two double bedrooms (both with en suites)

UNIT 3 (c.128 sq m)

Ground floor - entrance hall, utility room, WC, open plan living kitchen and office

First floor - landing, three double bedrooms (two with en suites) and house bathroom

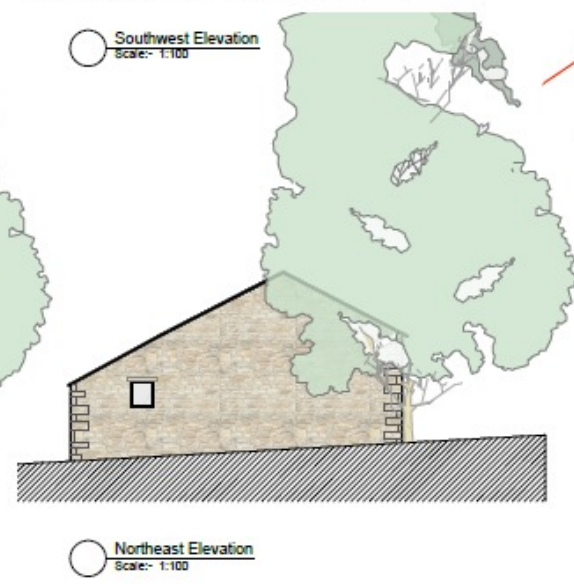
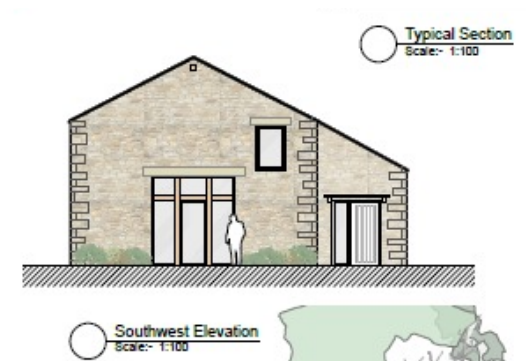
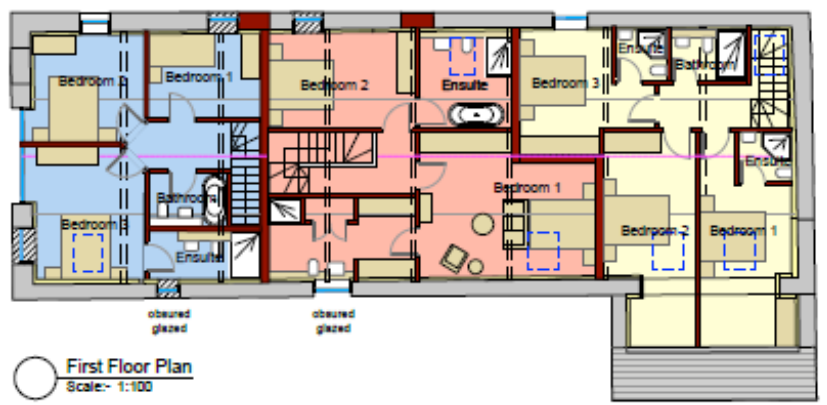
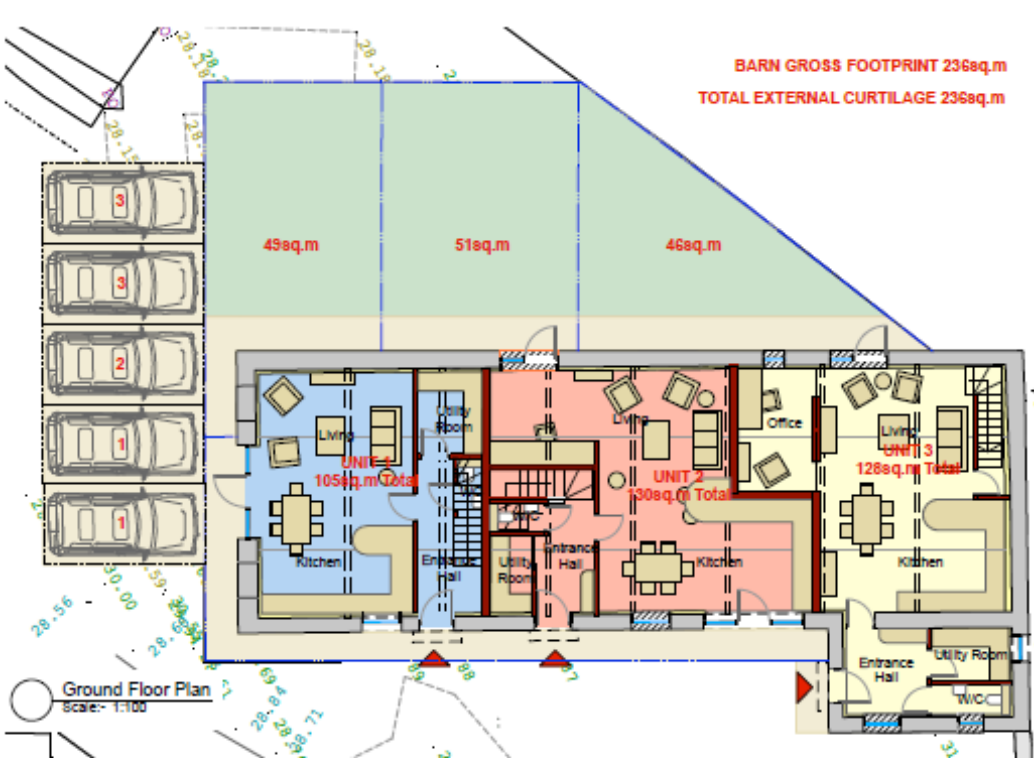
EXTERNALLY - each dwelling will have rear gardens and allocated parking.

SERVICES - Electric and mains water is connected to the site however purchasers will need to make their own enquiries.

ROOM TO SPREAD OUT - Pheasantfield Farm Barn sits within approximately c. 1.68 acres (0.68 hectares), which also includes a range of redundant buildings, amenity land and access lane.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY - the property is sold subject to all rights of way whether public or private, rights of water, rights of light and electricity supplies and other restrictive covenants, all existing and proposed wayleaves, whether referred to in the particulars or not.

Please note that the adjacent properties have a right of way across the access lane.



Proposed floor plans & elevations

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

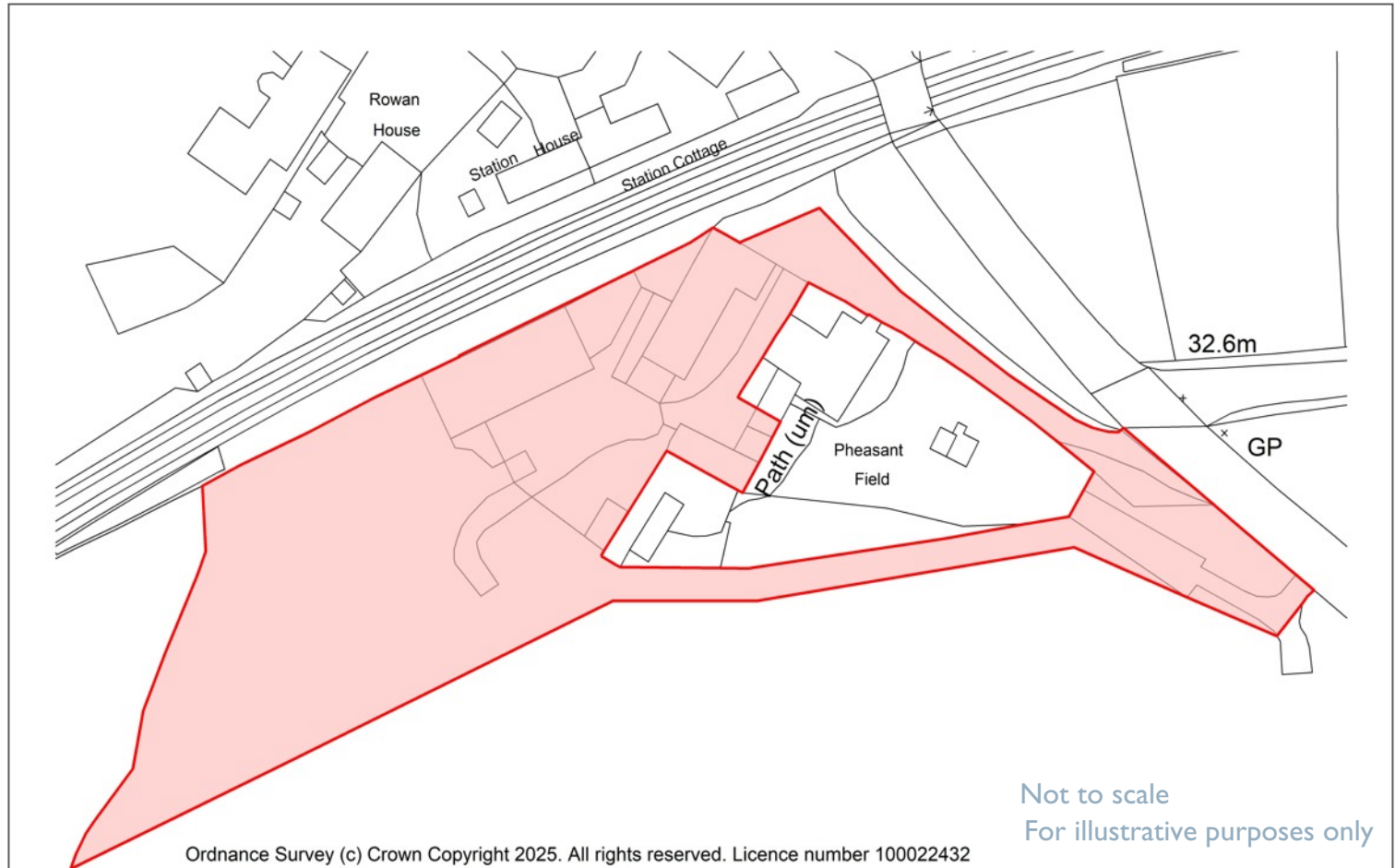
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bowring

Proposed site plan



VIEWINGS - viewings are strictly by appointment with the selling agents. Given the potential hazards of the site, all parties must be vigilant particularly around the buildings.

LOCATION - Pheasantfield Farm Barn is located to the east of the popular village of Borwick, extremely convenient for the motorway and local facilities. Nearby Carnforth (3.5 miles) provides a larger selection - here you'll find a choice of supermarkets and a good range of independent shops.

By car it's not far - access onto the M6 is at J35 (3.2 miles) bringing a host of larger towns and cities within easy reach. Access onto the A65 is at Kirkby Lonsdale for travelling east into Yorkshire.

Let the train take the strain - at Carnforth, there is an historic railway station (the 1945 classic film 'Brief Encounter' was partly shot here!); it is on the branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport and an indirect service to London Euston, Glasgow and Edinburgh. Lancaster and Oxenholme (12.7 miles) have stations on the West Coast main line.

Jetting off - airports are at Leeds Bradford (57.9 miles) and also at Manchester (68.5 miles) and Liverpool (73.8 miles).

///what3words reference: welcome.tightrope.whisker

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agents' office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.