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Building Plot
34 Wennington Road | Wray | Lancaster | LA2 8QH

A generous parcel of land in the region of 825 sq m to be sold with the benefit of planning permission for a new build detached dwelling. Proposed plans indicating a hall, cloakroom, contemporary open plan living kitchen, utility room, four double bedrooms, two ensuite shower rooms and a house bathroom. The accommodation is predominantly on the ground floor to enable single level living, either now or in the future.

Situated in an edge of village position in the ever popular village of Wray in the much sought after Lune Valley, a highly regarded area, between the National Parks of the Lakes and the Dales and within the Forest of Bowland AONB – nature and beauty surrounds with a country lifestyle on offer.

Location

Nestled in the Forest of Bowland an Area of Outstanding Natural Beauty, Wray is the Scarecrow Village of Lancashire, attracting thousands of visitors every year to its annual Scarecrow Festival and fair which has been held annually since 1992 during the week leading up to May Day.

Truly picturesque, this delightful village has quaint streets where period cottages and houses, conversions and more recent additions sit alongside. An exceptionally popular village, there is a community run village store (open seven days a week and stocking not just essentials, but local crafts and bike spares as well as offering a dry cleaning service), popular tea rooms and a traditional pub with a reputation for good food. The pre-school, primary school and children's play area are a great asset for those with children as is the thriving institute which hosts a great array of events and classes. There are also two churches in the village.

Surrounded by the lush and undulating countryside of the valley, there are walks for every age, ability and depending on whether you have all day to enjoy or a precious hour before work. Cycling is very popular locally with Bridge House Farm Tearooms a much frequented stop off on longer routes.

The village is on the local bus route with services into Kirkby Lonsdale and Lancaster. For older children, school buses stop just a short way along the main street and take pupils in either direction.

The Lune Valley is known for its choice of destination foodie pubs with a choice up and down the valley offering taste sensations as well as many more in the nearby market town of Kirkby Lonsdale, another popular tourist destination with a variety of independent shops as well as a branch of Booths supermarket. Those wishing to read more about local events are directed to the village newsletter, the Wrayly Mail, available online and from the shop.



Development opportunity

The land extends to approximately 825 square metres and will be sold with planning permission to build a detached house. This infill plot is current garden and features a wildlife pond, orchard and wildflower grassland.

The scheme is for a courtyard style dwelling, externally reminiscent of a traditional arrangement of farming or storage buildings. The minimal exterior uses traditional materials and has limited openings, like that of historical buildings found locally. The courtyard, tucked away out of sight, will provide the opportunity for a more modern appearance with generous amounts of glazing and a connection to the gardens. The layout has been conceived to facilitate primarily single level living, whether for the owners, guests or as a future proofing measure.

Drawings show a hall with cloakroom and an impressive 'L' shaped open plan living kitchen with a utility room. The bedroom wing includes a principal bedroom with ensuite, two double bedrooms and a family bathroom. The first floor has another double bedroom with an ensuite shower room. There is an integral double garage and a courtyard garden.

The plans include an entrance and driveway from Home Farm Close.

To view details online go to <https://planning.lancaster.gov.uk> and search the planning section using the postcode LA2 8QH or reference 24/01251/FUL.

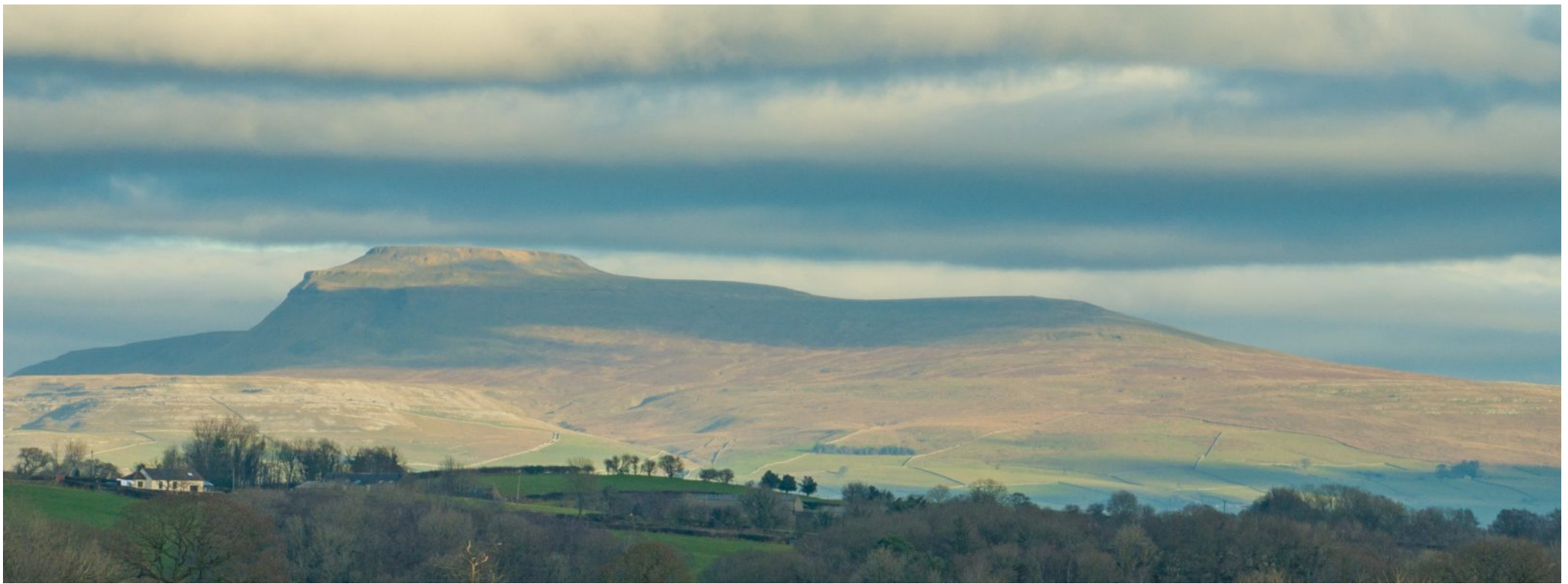
Directions

what3words reporters.settled.songs

Use Sat Nav LA2 8QH with reference to the directions below:

Driving northbound on the A683 from Lancaster or the M6 (J34) towards Kirkby Lonsdale, turn right onto the B6480 signposted Wray shortly after passing through Claughton (you'll spot the Fenwick Arms on your left). Proceed into Wray village on Hornby Road. The turning for Main Street is on the right, but carry on, as Hornby Road becomes Wennington Road. At the very end of the village is a turning on the right for Home Farm Close. Turn in here and follow the road round to the right. When you reach the playing field and the road continues left, turn right. The plot is on your right, behind the hedge. For the purposes of viewing, please turn right again into the gated entrance of Apple Tree Barn where's there's plenty of space.



**Services**

All utilities are easily accessible as ducting is already in place for gas, water and electricity.

Guide Price - £200,000

Tenure

Freehold

Please note

Home Farm Close is adopted.

The adjacent house, Apple Tree Barn is separately available and owned by the same vendors as the plot. The vendors have stipulated that any sale on the plot will not exchange contracts until contracts have been exchanged on Apple Tree Barn. For further details, please speak to the Agents.

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