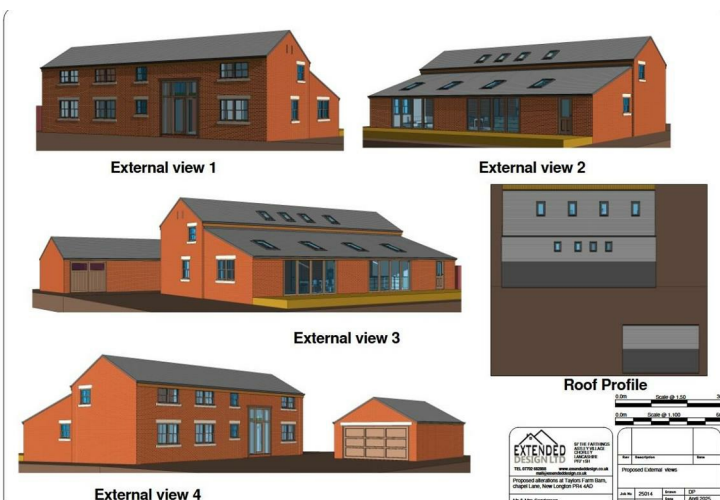




TAYLORS FARM BARN, CHAPEL LANE NEW LONGTON, PRESTON, PR4 4AD

£320,000
FREEHOLD

*****FANTASTIC DEVELOPMENT OPPORTUNITY IN A SOUGHT AFTER LOCATION***** A great opportunity to take this amazing 1700's barn and create a stunning and unique property. Taylors Farm Barn sits on a plot approximately 0.23 acres and this hand made brick built barn, with a pitched roof has stood in this spot for over 300 years. Although the building isn't habitable it offers excellent potential for redevelopment of the building. For ease we have provided architects drawing to enable any interested parties to see the great transformation this unique build could offer. There is a sweeping driveway where there is currently garaging, which in the architects plan suggests a replacement at a different angle. The redevelopment offers accommodation of four bedrooms, three at first floor level all with en suites, one at ground floor level, an amazing open gallery landing is suggested and a great size formal lounge, sizeable entrance hall, boot room and cloaks WC. To the rear part of the development there is a kitchen and open plan family room providing sitting and dining areas, with access to a useful utility room. Site visits are essential and can be arranged by appointment only with Marie Holmes Estate Agents on 01772 750777.





97 THE FAIRHINDS
ASTLEY VILLAGE
CHURCH
LANCASHIRE
PR7 3J1

TEL: 01702 692988 www.extendeddesign.co.uk
malkipenwortham@extendeddesign.co.uk

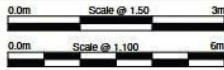
Proposed alterations at Taylors Farm Barn,
Chapel Lane, New Longton PR4 4AD

Mr & Mrs Sanderson

Rev	Description	Date

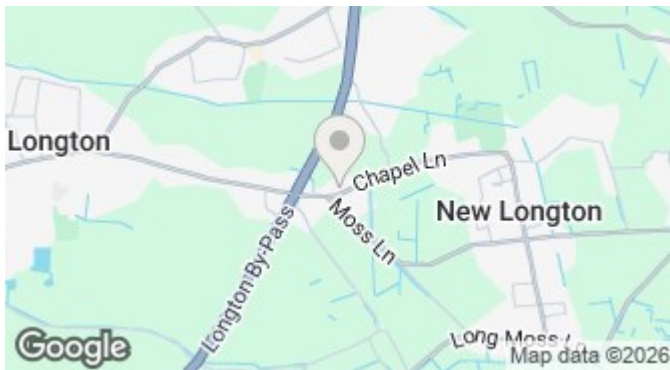
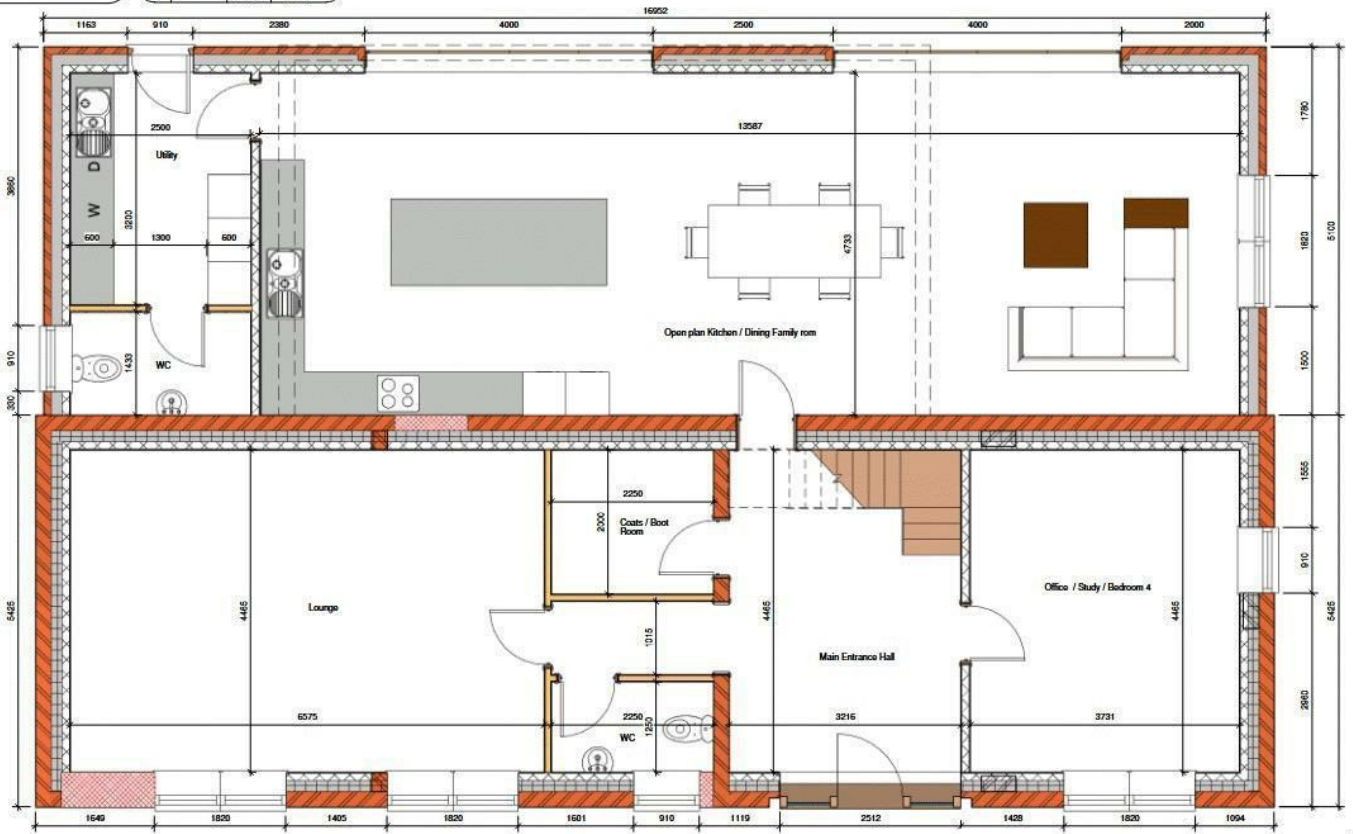
Proposed Ground Floor Layout

Job No	25014	Drawn	DP
Drawn	DP	Date	April 2025
Proj No	112	Scale of A3	1 : 50



Ground floor plan

1 : 50



EPC Rating: Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

MARIE HOLMES
SALES | LETTINGS | MORTGAGES