

EMESGATE LANE PLOT

£150,000

Silverdale, LA5 0RF

An exciting and rare opportunity to build your own contemporary home in the heart of Silverdale, the much sought after coastal village.

In a popular position, on Emesgate Lane, a single building plot with planning consent to build a detached three bedroom house with a gross internal area of c.114 sqm (1,227 sq ft).

The Silverdale and Arnside National Landscape is beautiful in its own right but also extremely accessible and convenient for both National Parks of the Lakes and Yorkshire Dales.



CGI - for illustrative purposes only



Welcome to **EMESGATE LANE PLOT**

£150,000

Silverdale, LA5 0RF

An exciting opportunity to build - a linear infill building plot with detailed planning consent for a detached three bedroom dwelling with space to create landscaped gardens and off road parking.

Planning consent was granted by Lancaster City Council, reference number **25/01255/FUL**, dated 3 February 2026 for 'Erection of a dwelling with associated access'.

Proposed plans show for:

Ground floor - entrance hall, cloakroom, utility room, open plan dining kitchen and living room. **First floor** - three double bedrooms, one being en suite and a house bathroom c.114 sqm (1,227 sq ft). **Outside** - space for off road parking for approximately two vehicles, seating terrace and lawn garden.

Energy efficient - the planning consent seeks to secure an energy efficient property including the installation of an air source heat pump, solar panels and an electric charging point.

Services - mains electricity, water, drainage and gas are in the local vicinity. It will be the responsibility of the new owner to also install their own sewage treatment plant. Interested parties are advised to make their own enquiries in this regard.

Viewings are strictly by appointment only with the selling agents.

A desirable village - Silverdale is a popular village for families with a primary school, churches, range of local shops and eateries including a family butcher, a chemist, post office, doctors' surgery, golf course, a village institute with laying field and Leighton Moss RSPB Nature Reserve - all in a coastal position within the Arnsdale and Silverdale National Landscape (formerly AONB). Along with neighbouring Arnsdale, the Silverdale was voted in the Top 10 places to live in the northwest by The Sunday Times in recent years.

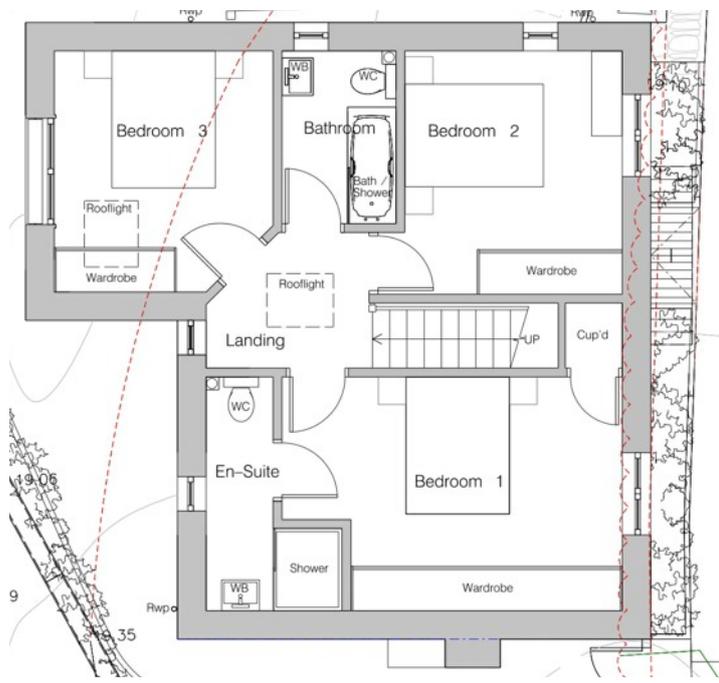
Nearby towns and cities - Camforth (5 miles) Lancaster (12.3 miles) and Kendal (13.2 miles).

Fond of fresh air? Arnsdale and Silverdale National Landscape is stunning in its own right but is also extremely convenient for both the Lakes and Dales National Parks as well as The Lune Valley. The area is perfect for walking - it is claimed that there can be a different walk for each day of the year in Silverdale either through the fields or trees on the limestone escarpments or alongside the coast. In addition, The Lancashire Coastal Way footpath goes from Silverdale to Freckleton, and the Cumbria Coastal Way from Silverdale to Gretna.

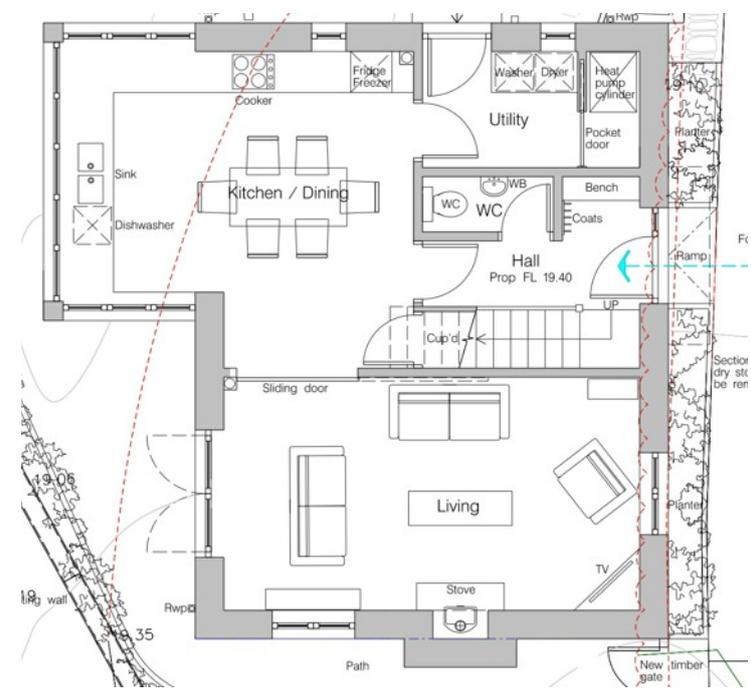
Highly accessible location - on the outskirts, Silverdale railway station offers direct commutable services to Lancaster, Preston, Manchester and connections to Manchester Airport and London making daily or weekly returns possible. To the north, the station serves the scenic coast route to Grange over Sands, Barrow and Carlisle. Road connections are good with Junction 35 of the M6 approximately 6 miles distant, making commuting by road very practical.

To find the property - in the heart of the village it's a little way up from the church and the school, on the same side of the road as the school as if proceeding towards the shops.

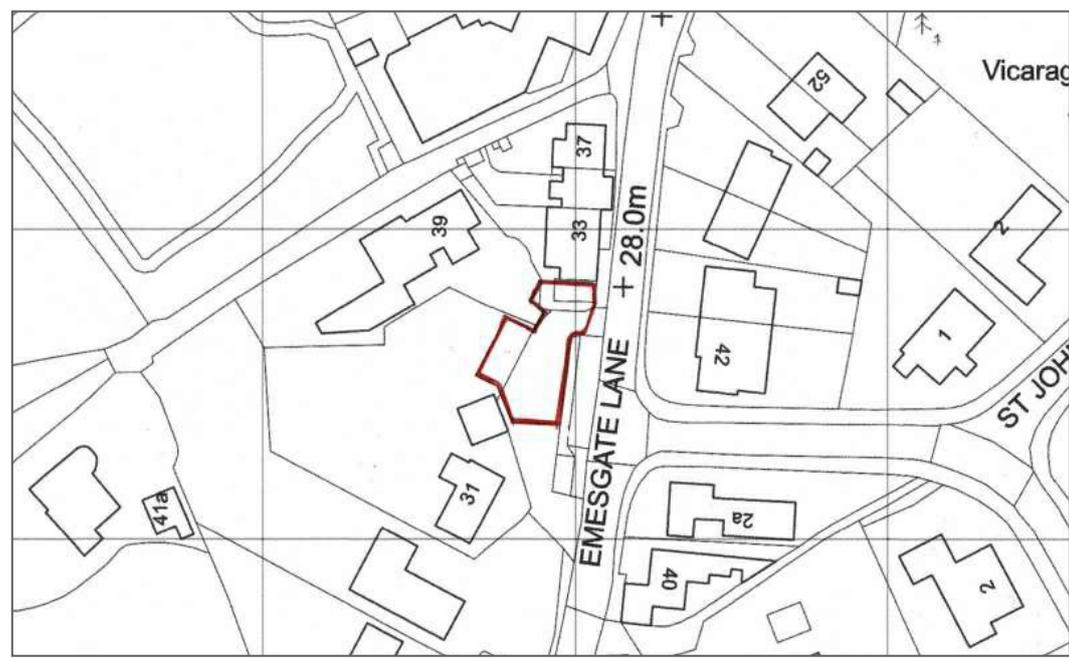
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Proposed first floor plan



Proposed ground floor plan



Location plan - not to scale
 For illustrative purposes only

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 agent's 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.