



Barn for conversion, Docker Park Farm  
Arkholme, Carnforth, LA6 1AR  
Price: £350,000

MATTHEWS  
BENJAMIN

# BARN FOR CONVERSION

## DOCKER PARK FARM

ARKHOLME, CARNFORTH, LA6 1AR

A detached traditional agricultural barn dating back to the late 1700s and 1800s with planning permission for conversion to two dwellings, with no occupancy restrictions attached. A generous site of c 0.5 acres with great potential for landscaping.

The opportunity will suit private buyers keen to have a second dwelling for investment purposes, extended families and developers.

### HOUSE 1

Ground floor: hall, sitting room, living kitchen, utility room, bedroom 4, shower room. First floor: ensuite bedroom 1, bedrooms 2 and 3 sharing Jack and Jill style shower room.

### HOUSE 2

Ground floor: hall, dining room, sitting room, snug, dining kitchen, ensuite bedrooms 1 and 2, bedroom 3, shower room. First floor: ensuite bedroom 4.

Within the heart of the beautiful Lune Valley, ideal for those seeking a country lifestyle whilst still being readily accessible for amenities, schools and shops in Kirkby Lonsdale and Carnforth.

### LOCATION

The barn enjoys a rural setting but has road and rail links within easy reach. Depending on whether you're travelling north or south the M6 is each to access, J35 is 6.5 miles distant with J36 being 10.9 miles. If catching the train, the main west coastline has stations at Oxenholme (14.6 miles) and Lancaster (11.8 miles), there is also a station at Carnforth (7.1 miles) on the Bentham and Furness lines. Local schools, shops and services are available at both Kirkby Lonsdale (5.5 miles) and Carnforth (6.7 miles). Offering a wider choice of retail and recreational opportunities are the city of Lancaster (11.2 miles) and Lakes Gateway Town of Kendal (17 miles).

The Lune Valley offers a great lifestyle especially for those that love the great outdoors with abundant footpaths, bridlepaths and quiet lanes to explore, whether walking, running or cycling and a super selection of cafes, country pubs and restaurants as well as artisan food producers.

*The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*

### PLANNING PERMISSION SPECIFICS

Planning permission was granted by Lancaster City Council on the 30<sup>th</sup> April 2025 for the change of use of the barn into two dwellings, reference number 24/01028/VCN. Interested parties should visit the planning portal to obtain full information. [www.lancaster.gov.uk/planning](http://www.lancaster.gov.uk/planning)

The purchaser would need to make their own application for garaging if required.





### DIRECTIONS

**what3words** areas.chip.seagulls

Use the postcode **LA6 1AR** on Sat Nav with reference to the directions below:

Travelling south from Kirkby Lonsdale on the B6254, pass through the village of Whittington and hamlet of Newton and enter Arkholme, at the crossroads immediately after the school, turn first right, signposted *Docker* and drive out of the village into the open countryside. Follow the single track lane for 1.3 miles and turn left signposted *Borwick*. Continue, passing a modern bungalow, the entrance is next on the right. If approaching from Carnforth, enter Arkholme and at the crossroads, turn first left sign posted *Docker* and continue as before.

There is a shorter route from Kirkby Lonsdale but for first viewings this is recommended as preferable.

### LOCAL AUTHORITY

Lancaster City Council - council tax yet to be assessed.

### SERVICES

Currently connected to mains electric with a shared private water supply, from a borehole with the option, if preferred and at the purchaser's expense to connect to a mains supply. The purchaser to install private drainage as a condition of the planning permission. There is no local mains gas supply.

### BROADBAND

Ultrafast speeds potentially available from B4RN (Broadband for the Rural North) of 1000 Mbps download and for uploading 1000 Mbps. Please visit [www.B4RN.org.uk](http://www.B4RN.org.uk) for more information. Costs of connection at the expense of the purchasers.

### MOBILE

*Broadband and mobile information provided by Ofcom in relation to Docker Park Farmhouse the adjacent property. For guidance purposes only.*

Indoor: O2 are reported as providing 'likely' services for Voice and 'limited' services for Data. EE, Three and Vodafone are reported as 'limited' for both Voice and Data services.

### PLEASE NOTE

The property will be granted a right of way from points A to B as shown on the plan. This will be subject to a 50% share of repair and maintenance.

The vendors reside in Docker Park Farmhouse and will be responsible for building the dividing wall between points C and D at which time the existing building (marked E on the plan) will be demolished.

The lodge park at the rear of the property is owned by Pure Leisure. We are informed this is extremely quiet, with the majority of visitors being walkers.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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