O.I.R.O £300,000



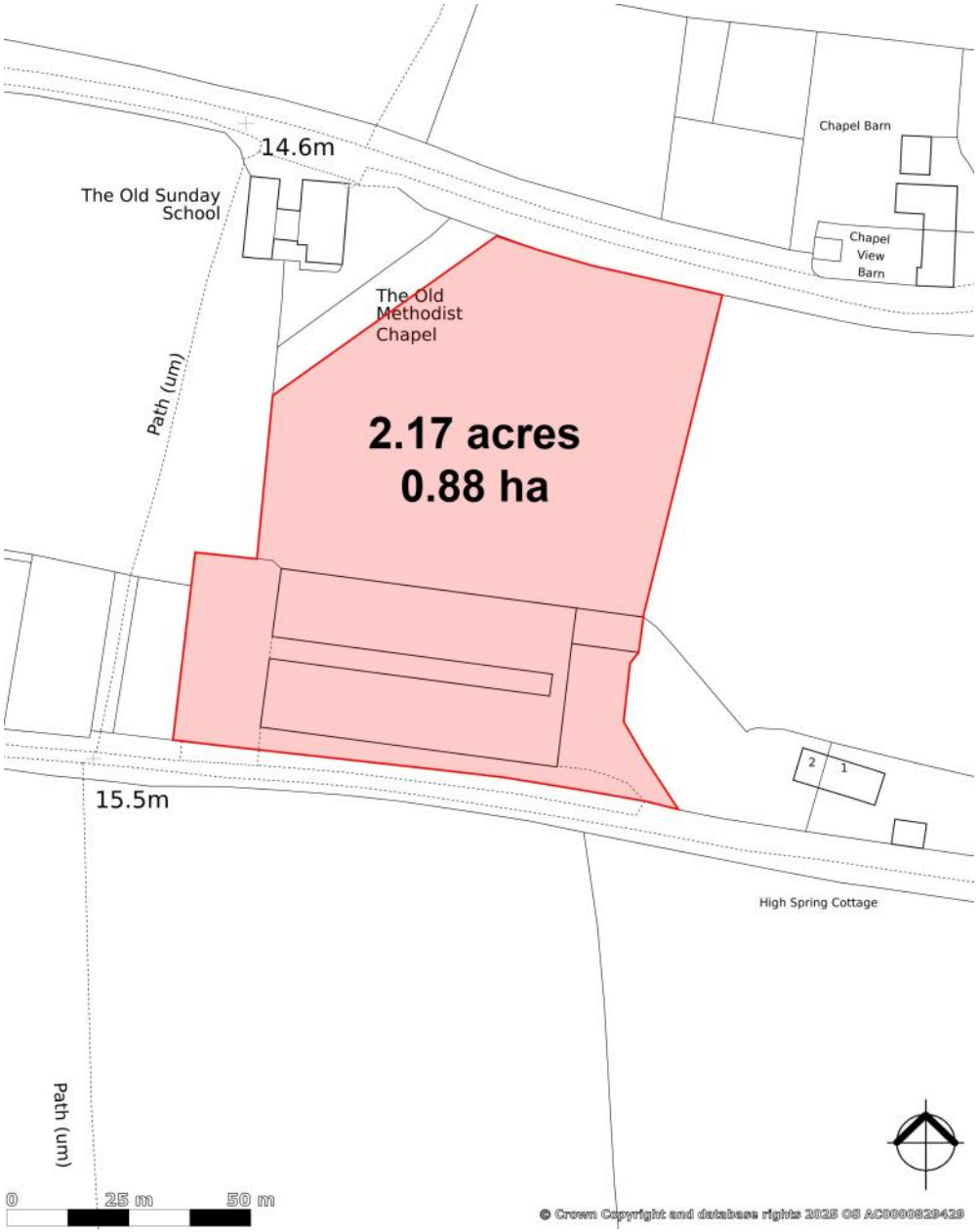
Armitstead Barnett

Former Poultry Buildings off Miller Lane, Catforth, Preston PR4 0HR

# Former Poultry Buildings
# off Miller Lane
# Catforth, Preston, PR4 0HR

## For Sale by Private Treaty
## OIRO: £300,000

- Fantastic rural re-development opportunity (subject to planning consent)
- Two redundant former poultry buildings totalling 1820m2 (19,584sqft) ota
- Set in a plot of **2.17 acres** (0.88 Hectares) ota
- Further land maybe available by separate negotiation








The buildings are located directly off Miller Lane, a public adopted highway, less than 1 mile from the centre of the popular village of Catforth.

The buildings comprise of two concrete block and timber Harlow constructed former poultry buildings, with timber and concrete suspended floor which has a 2.30m head height, with a further single story office in total providing for approximately **19,584sqft** (1,820m2) ota of covered ground floor space, together with a useful concrete surround and yard area apron with two independent access points and direct frontage onto Miller Lane. The property offers significant scope for alternate use, subject to gaining necessary planning consents, and sits in a plot of **2.17 acres** (0.88Hectares) as edged red. Further land maybe available by separate negotiation.

The buildings and land have mains services connected to site. The property is sold as seen with existing any internal poultry equipment and contents included in the property sale.





## General Remarks

**Method of Sale:** The property is offered for sale by Private Treaty however if there are high levels of interest we may seek Best and Final Offers.

**Services:** The property has the benefit of mains water. "Re: Electric Supply. Whilst the site was connected to a power supply – further investigations have revealed that the electric supply was actually fed from the former main Hatchery site of the vendors, which is located off Chapel Lane and therefore did not and does not have an independent Electric supply. Electricity apparatus is located close by but interested parties must make their own enquires regarding the cost of connection to site"

Please note, Armitstead Barnett have not tested any of the above services and purchasers should satisfy themselves as to the presence and the working condition prior to exchange of Contracts.

**Conservation Area/AONB:** The area is classed as Open Countryside and within Preston City Council Planning Authority.

**Easements, Wayleaves and Rights of Way:** The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private and whether specifically mentioned or not.

**Footpaths/Bridleways:** We understand there are no footpaths or bridleways affecting the subject property. (a footpath is adjacent to the site)

**Flooding:** According to the Environment Agency Website the property sits in Flood Zone 1.

**Planning Consents affecting the property:** None known.

**Communications:** Broadband is generally readily available in the area.

**Mobile Signal:** Most mobile phone operators have good coverage.

**Mortgageability:** We recommend that all potential purchasers seek clarity from their funders as to whether it is possible to secure a mortgage against this property.

**Title & Tenure:** The property is offered for sale freehold with vacant possession upon completion. Under titles LA842171 and LAN64547

**Local Authority:** Preston City Council, Town Hall, Lancaster Road, Preston PR1 2RL / Tel. 01772 906900 / Web: www.preston.gov.uk

**Viewings:** Viewings are to be conducted by appointment through the sole selling agents.

**FAO**: Richard D Furnival BSc (Hons) MRICS FAAV. richard@abarnett.co.uk

**Health and Safety:** Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when inspecting the property for your own personal safety, in particular around the buildings.

**What3Words:** ///simulations. Ultra.spray

**Photos, plans and measurements:** The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract

**Money Laundering Regulations Compliance:** Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

**Photographs taken August 2025**

SUBJECT TO CONTRACT

**Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:**

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract




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