£499,000



Armitstead Barnett

Bedford Lodge Farm, Lodge Lane, Leigh, Greater Manchester, WN7 2NU

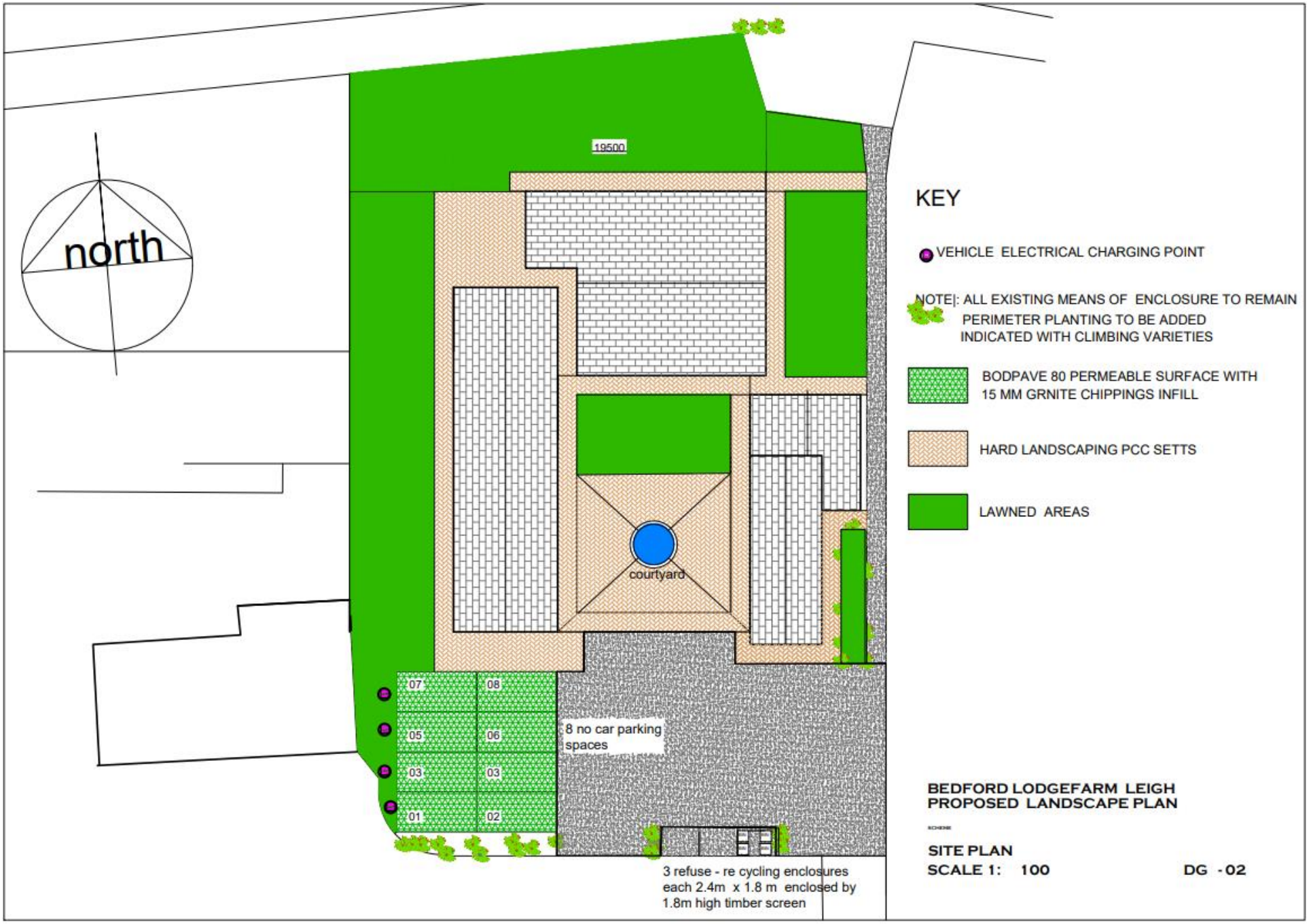




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Price: £499,000

- Superb residential development opportunity.
- Planning consent granted to provide 3x detached four-bed dwellings.
- Private setting.
- Located close to the A580 and local amenities.
- Set in a total of 1.5 acres or thereabouts.
- Additional land available via separate negotiation..


north
19500
courtyard
07
08
05
06
03
03
01
02
8 no car parking spaces
3 refuse - re cycling enclosures each 2.4m x 1.8 m enclosed by 1.8m high timber screen
KEY
VEHICLE ELECTRICAL CHARGING POINT
NOTE|: ALL EXISTING MEANS OF ENCLOSURE TO REMAIN
PERIMETER PLANTING TO BE ADDED
INDICATED WITH CLIMBING VARIETIES
BODPAVE 80 PERMEABLE SURFACE WITH
15 MM GRNITE CHIPPINGS INFILL
HARD LANDSCAPING PCC SETTS
LAWNED AREAS
BEDFORD LODGEFARM LEIGH
PROPOSED LANDSCAPE PLAN
SITE PLAN
SCALE 1: 100
DG - 02





Bedford Lodge Farm is located approximately 0.25 miles along a privately owned driveway and includes a range of traditional brick constructed stables / barn, outdoor arena and paddock. In total the property extends to approximately 1.5 acres OTA.

The site benefits from planning consent for the construction of three detached dwellings under planning application **A/23/95687/FULL** granted on the 18th November 2024 for the conversion of buildings into three residential dwellings.

The driveway enters the property into the central yard area, around which the buildings are set. The buildings are of red brick construction under pitched slate and sheet roofs. As detailed on the floorplan, the buildings comprise a large 'L' shaped Barn and former Shippon, with a further open sided Storage Building positioned to the East of the courtyard. The quiet locality of site and surrounding countryside offer excellent opportunities for 'hacking out' to the north on a variety of tracks and bridleways.

Form P2
Town and Country Planning Act 1990

Wigan Council

Planning Permission

Part I - Particulars of Application

Date of Application : 17th July 2023 Application no : A/23/95687/FULL

Particulars and Location of Development:

Extension, part demolition, conversion, alterations to roof height of existing stables and barn and associated external alteration to create 3 detached dwellings with parking, landscaping and access

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Part II - Particulars of Decision.

Wigan Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 2004 that **permission has been granted** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted.

Consent is granted subject to the following conditions:

1. The development hereby approved must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with the following plans:

The site benefits from planning consent for the ***"Extension, part demolition, conversion, alterations to roof height of existing stables and barn and associated external alteration to create 3 detached dwellings with parking, landscaping and access"***. Further documentation regarding the planning consents are available on Wigan Borough Council Planning Portal under application reference **A/23/95687/FULL**. We also understand that there is a demolition order in place.

Development opportunities of this nature are not regularly offered to the market and this is a rare opportunity for both developers and private individuals to create an excellent development in a much sought after location.

The vendor would be open to including additional land, subject to separate negotiation.

General Remarks

Services: The property has the benefit of mains water and mains electricity. There is a septic tank on the property that we understand is unlikely to be compliant with current regulations and the buyer will be responsible for the upgrade and necessary works on this.

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

Parking allocated and number of spaces : Plans for 8 no. allocated parking spaces.

Construction Type : Brick under slate.

Building Safety : None known.

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : Property benefits from a right of access along Lodge Lane.

Footpaths / Bridleways : A public footpath runs through the site to the East of the buildings.

Flooding : The property sits within Flood Zone 1 and has not flooded within the last 5 years.

Unimplemented Planning Consents : Planning application **A/23/95687/FULL** granted on the 18th November 2024 for the conversion of buildings into three residential dwellings.

Planning Consents affecting the property : None known.

Accessibility adaption information : N/A.

Coal field / mining area : Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Date of photographs : November 2022

Communications :
Broadband: Standard broadband available in area.
Mobile signal: Limited indoor and likely outdoor signal available in area.
The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4m.org.uk

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wigan Borough Council **Council Tax:** TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : fame.mouths.bathtubs

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.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

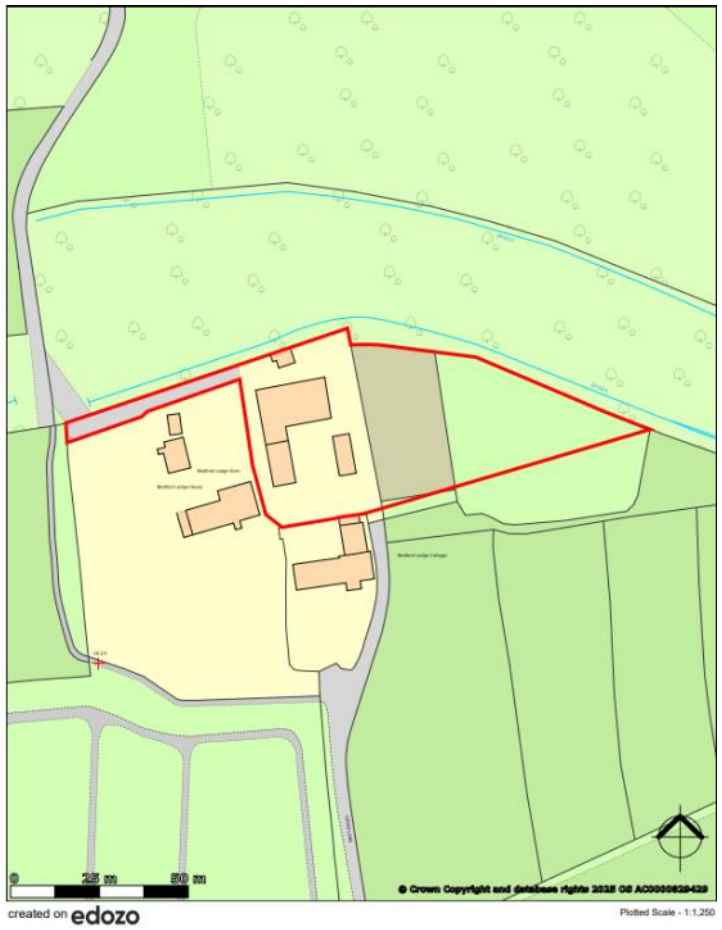
SUBJECT TO CONTRACT

Existing Floorplan

Approximate Gross Internal Area : 347.45 sq m / 3740 sq ft



Site Plan



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 (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Proposed Floorplan



North Lancashire
Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria
Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

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