O.I.R.O. £675,000



Armitstead Barnett

Grimeshaw Lane, Bulk, Lancaster LA1 3JY





# Moorside Farm, Grimeshaw Lane, Lancaster LA1 3JY

## Offers in the region of £675,000

- Private smallholding with development opportunities.
- Four bedroomed detached farmhouse with planning consent for demolition and rebuild.
- Range of traditional farm buildings with previous residential planning consent.
- Grade 3 grassland all extending to 26.20 Acres [10.60 Hectares] (ota)
- For sale by Private Treaty as a whole

4 1





## Situation

Moorside Farm is in a superb private rural setting with open rural views over the Lancaster countryside, yet highly accessible situated just 0.5 miles from junction 34 of the M6 motorway network. Lancaster city centre is just over 2 miles with its extensive range of amenities and services. The property is excellently located accessed off the partially improved Moor Lane off Quernmore Road which extends to just over 1 mile which makes this a private, rural property but within easy access links. Alternative access can be gained via Grimeshaw Lane to the north of the property.

## Description

A rare opportunity to acquire a compact smallholding with extensive development opportunities in a prime location with the added advantage of being sat within 26.20 Acres of grassland and amenity land adding to its desirability.

Moorside Farm has the added advantage of planning consent for the demolition of the existing farmhouse and the erection of a replacement dwelling with annexed accommodation and garage. A previous application was granted for the change of use of a traditional stone building to a large four bedroomed detached barn conversion. A further range of traditional buildings which have obvious alternate use potential. A range of more modern style portal frame buildings which can be adapted and configured. The land is situated in a ring fence surrounding the property which in total extends to 26.20Acres [10.60 Hectares].

In summary, a great property offering extensive opportunities to farming, amenity, equestrian, developers and lifestyle buyers!





Farmhouse

The farmhouse requires a complete programme of modernisation and refurbishment or the purchasers can exercise the valid live planning consent for the demolition of the existing farmhouse and the creation of an annex and garage which was granted 12th December 2023.

The proposed plans create for a large 3 storey farmhouse with kitchen, family room, lounge, utility, entrance hallway, cloakroom.

To the first floor master bedroom with en-suite, two further bedrooms and family bathroom and to the third floor/attic floor large open plan games room.

The annexed accommodation includes kitchen, living area, bedroom, bathroom. The first floor further bedroom suite and attached double garage.

Currently the farmhouse comprises of kitchen, 3 reception rooms, to the first floor 4 bedrooms and family bathroom.

Outside of the property is an attractive open south-westerly garden overlooking the farmland with views towards Morecambe Bay.









## Farm Buildings

Surrounding the farmhouse the farm buildings comprise of a range of traditional and modern farm buildings, well laid out but the traditional stone buildings have obvious alternate use development potential.

The barn to the south of the yard achieved outline planning consent for the conversion to a large bespoke 4 bedroomed dwelling as at 12th November 2020 however the planning consent has now lapsed but the principal development was approved.

There is a further range of traditional farm buildings and more portal frame buildings which can be altered and adapted.

## Land

The land is one of the main highlights of Moorside Farm, extending in total to 26.20Acres [10.60Hectares] set within a ring fence surrounding the property. The land can be accessed from the stoned private in part farm driveway. The land is currently classed as grade 3 under the DEFRA Agricultural Land Classification Act for England and Wales, relatively level by nature and offers tremendous amenity and agricultural opportunities.

*Disclosure*

*Please note there is a proposed construction of a solar farm with associated access infrastructure to include substation, inverter station and control room, perimeter fencing and associated works all contained within application 22/00017/FUL. Full information is available on the planning authority website. Purchasers should familiarise themselves with the location of the solar farm prior to viewing.*

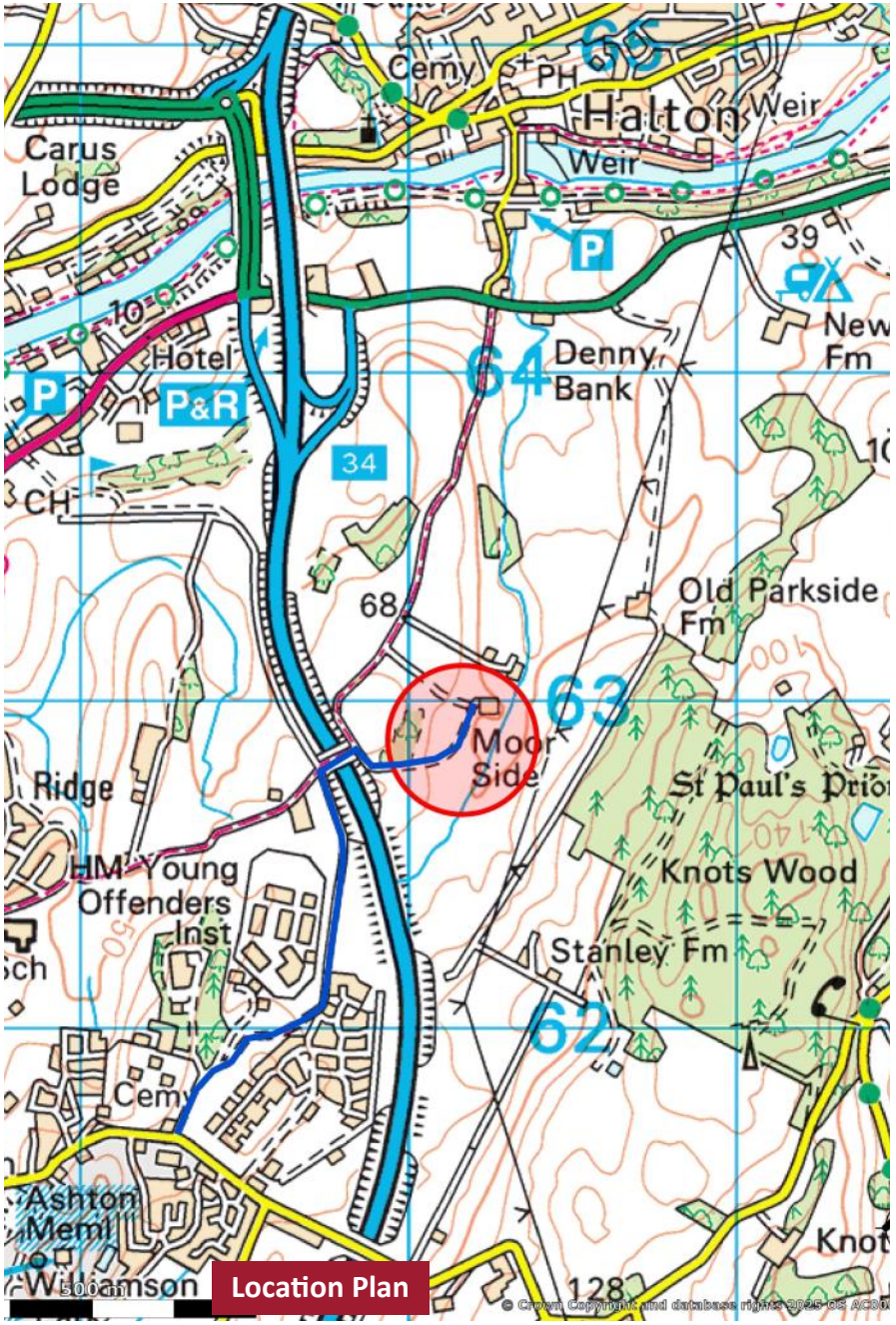









Site Plan




Location Plan

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NOTES



South Elevation



West Elevation



East Elevation




North (part) Elevation, main house



North (part) Elevation outbuildings

| REV | DATE | DRWN | CHKD | REVISION DETAILS |
|---|---|---|---|---|
| D | 4/04/23 | CG | NH | AMENDMENTS TO SUIT PLANNING AND ENGINEERS |
| C | 04/03/23 | CG | NH | GARAGE DORMERS, SKYWINDOWS REVISIONS |
| B | 15/02/2023 | CG | NH | STONE ADDED |
| A | 10/02/2023 | EA | LD | PLANNING ISSUE |

PROJECT TITLE
Replacement Dwelling
The Farmhouse, Moorside Farm
Lancaster

CLIENT
Mr Richard Bothell

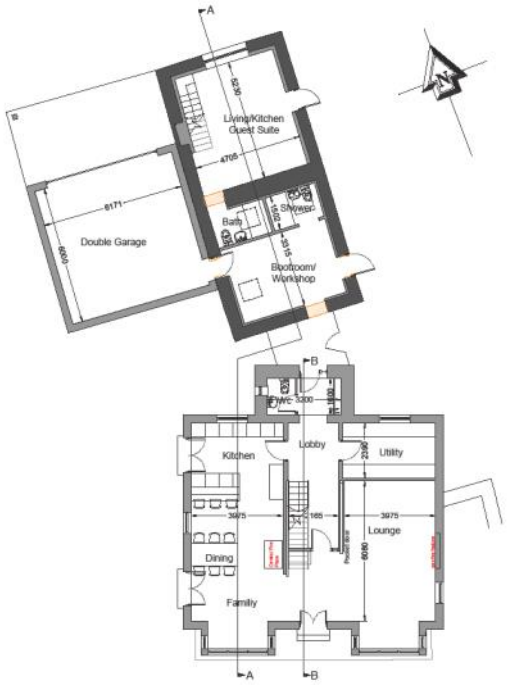
DRAWING TITLE
As Proposed Elevations

| DRAWING STATUS | | SCALE : 1:100 @ A1 |
|---|---|---|
| PLANNING | | DATE : Jan 2022 |
| DRAWING No. | REVISION | DRAWN : LD |
| 2054-12 | D | CHECKED : NHPP |

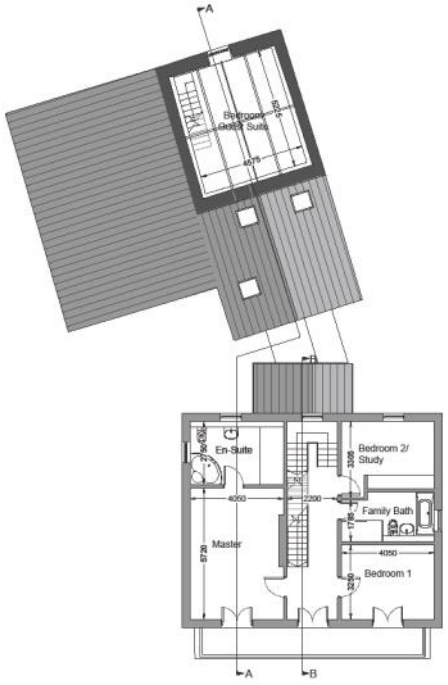
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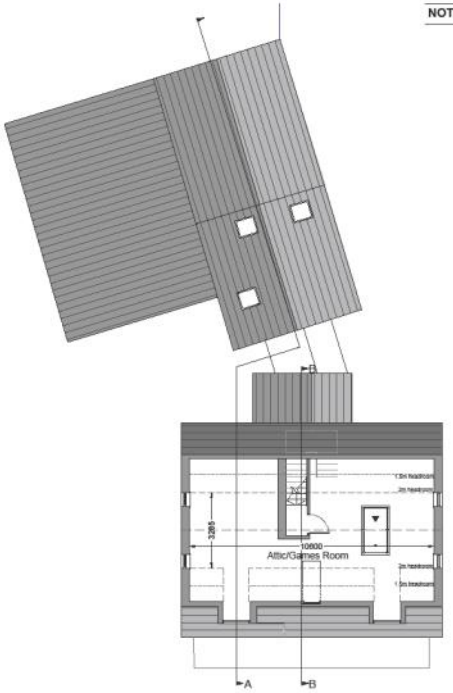
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Ground Floor Plan




First Floor Plan




Attic Floor Plan

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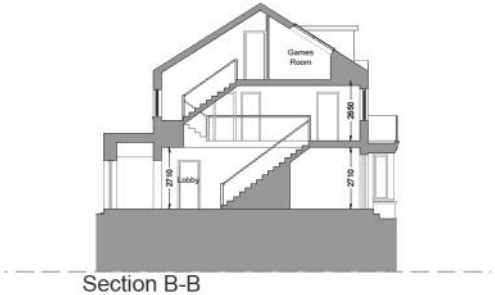
Key:

- Demolitions
- Existing Structures
- Proposed Strucrures




Section A-A

Section A-A




Section B-B

Section B-B

| REV | DATE | DRWN | CHKD | REVISION DETAILS |
|---|---|---|---|---|
| D | 04/09/20 | DG | RW | DORMER, BAY WINDOW, GARAGE REVISIONS |
| C | 15/02/2020 | DG | RW | FIRST FLOOR BALCONY DOOR ALTERATION |
| B | 23/01/2020 | DG | MR | INTERNAL GUIDE DIMENSIONS ADDED |
| A | 19/08/2019 | BN | LD | PLANNING ISSUE |

PROJECT TITLE
Replacement Dwelling
The Farmhouse, Moorside Farm
Lancaster

CLIENT
Mr Richard Bethell

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DRAWING TITLE
As Proposed Plans and Sections

| DRAWING STATUS | | SCALE : 1:100 @ A1 |
|---|---|---|
| PLANNING | | DATE : Jan 2019 |
| DRAWING No. | REVISION | DRAWN : LD |
| 2054-11 | D | CHECKED : RARW |

0 2 4 6 8m

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DO NOT SCALE SITE DIMENSIONS FROM THIS DRAWING

## General Remarks

**Method of Sale:** Moorside Farm is offered for sale by Private Treaty as a whole. The seller reserves the right to amalgamate, withdraw and exclude any property shown any time or generally amend the particulars for sale dependent on the level of interest..

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

**Services:** Electricity is to site however currently disconnected. There is a private water supply and a well..

**Local Authority:** Lancaster City Council, Town Hall, Lancaster LA1 1PJ.
Tel 01524 582000 / www.lancaster.gov.uk

**Council Tax:** Currently deleted due to farmhouse being uninhabitable.

**Drainage**: The property is serviced by private septic tank drainage, believed to be non-compliant with latest Binding Regulations.

**Restrictive Covenants :** None known

**Rights of Way, Easement and Wayleaves**: The property will have an unrestricted rights of access over part of the farm driveway which is crosshatched blue, retained by the vendor.

**Construction Type :** Moorside farmhouse comprises of brick under pitched slate roof.

**Heating** : Not applicable.

**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.

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 and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

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

**Subject to Contract**

**Flooding:** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents:** Planning application **23/0102/FUL-**Demolition of existing farmhouse, demolition of garage, erection of replacement dwelling.)

A full suite of planning documents are available on Lancaster City Council Planning Portal. Other previous planning applications include:

- **23/00068/DIS -** Discharge of Condition 3, 4 and 5 on approved application 19/00771/FUL.
- **20/00892/OUT -** Outline application for change of use of agricultural buildings to dwelling house (C3) and installation of drainage and infrastructure.

**Adjacent planning applications:** Please note there is a proposed construction of a solar farm with associated access infrastructure to include substation, inverter station and control room, perimeter fencing and associated works all contained within application **22/00017/FUL**. Full information is available on the planning authority website. Purchasers should familiarise themselves with the location of the solar farm prior to viewing.

**Coal field / mining area:** Not applicable.

**Communications:** Most broadband operations available in the area.

**Mortgage ability:** We understand that as far as we are aware it is possible to secure a mortgage against this property (please note that resident element of the property is unfit for habitation).

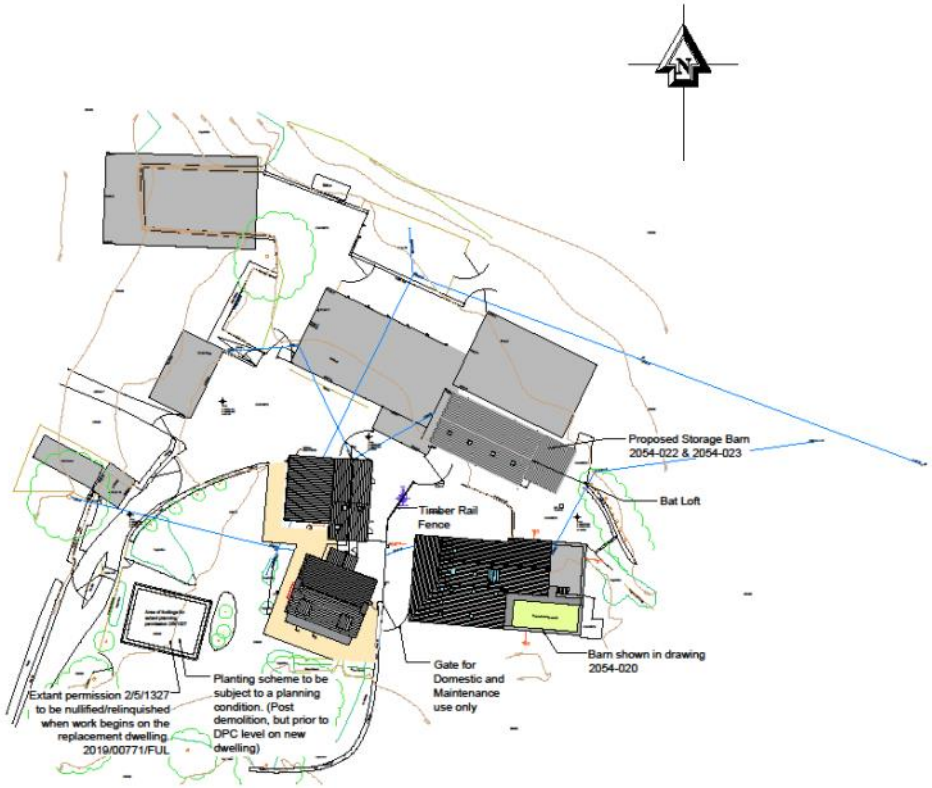
**What3words Location: stump.prefer.sleepless**

**Listed building:** The property is not listed.

**Conservation Area / AONB:** The property is not located in any conservation or AONB status.

**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.

**Viewings:** Viewings are strictly by appointment with the sole selling agents.
For the attention of Richard Furnival, Armitstead Barnett, Market Place, Garstang, PR3 1ZA.




Block Plan

NOTES

Key:

- Demolitions
- Existing Structures
- Proposed Structures




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Armitstead Barnett

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