

O.I.R.O. £725,000



Armitstead  
Barnett

Crook Gate Lane, Out Rawcliffe, Preston, PR3 6TR







## Crook Gate Lane, Out Rawcliffe, Preston, PR3 6TR

Offers in the region of £725,000

- 3 bedroom farmhouse in need of full refurbishment
- Significant range of outbuildings
- Set in 5 acres (2 ha) or thereabouts
- Alternative use potential
- Lovely semi rural position
- Good access to the main road network



3



1





Incredible opportunity to create the property of your dreams! Set in around 5 acres (2 ha) or thereabouts, with a 3 bedroom farmhouse waiting for you to make it your own and a good range of useful and flexible out buildings – this is sure to capture the imagination of many! Ideal for those with equestrian/agricultural interests, those who may wish to use the building of alternative uses or those who simply wish to enjoy all that glorious space!

Set in an attractive Out Rawcliffe location, tucked just off the road and with a rural feel yet without isolation. The village of Hambleton is just a short drive away where there is a church, school, shops and pub. The road through Hambleton continues on the main road network making it easy to commute to conurbations across Fylde and Wyre areas. There is a motorway junction onto the M55 at Kirkham. A range of senior schools in the area can be found in Preesall, Garstang and Poulton. Private schools in the area include Rossall School, AKS and Kirkham Grammar School.

For those with equestrian interests there are plenty of quiet lanes to hack round and the beach at Pilling is a firm favourite in the locality. Myerscough College holds many equestrian events and is within the locality.





The drive leads off Crook Gate Lane and sweeps past the house to a parking area between the house and the buildings. The property also has two further vehicular access points - one off Chapel Lane in between the outbuildings and a further separate entrance on Crook Gate Lane.

The house is attractive and the vendors have owned the property in its glory days, yet is now ready for improvement/alteration subject to gaining any necessary consents - there is so much potential to unlock here!

The door opens into the entrance hall and leads to the dining Kitchen. There are a range of wall and base units with a granite work surface. There are a number of integrated appliances but we understand that these have not been tested. Patio doors lead to the side of the property and a wood burning stove is set in the chimney giving a cosy feel to the space.







A WC is found off the hall. The lounge has views to the front and a woodburning stove is set in a chimney breast giving an attractive focal point to the room.

The study enjoys views to the side whilst the utility/boot room has a point for a washing machine along with a sink and a range of units.

The staircase rises to the first floor where there are 3 bedrooms in total each with views over the front gardens. The family bathroom has a bath, pedestal wash basin shower and a WC. Working condition untested.







The house is set in spacious gardens and has a drive at the side. Fruit trees can also be enjoyed here.

Building 1 9 bay steel frame building with a part concrete floor, part concrete block walls

Building 2 9 bay former silo building with concrete block walls and fibre cement sheet roof

Building 3 Mono pitch lean to with concrete floor

Building 4 Sizeable timber storage building

A slurry channel and store are also found at the property.

The field is down to grass is included and in total the property sits in 5 acres (2 hectares) or thereabouts. A plan showing the boundary edged red it found in these sales particulars.



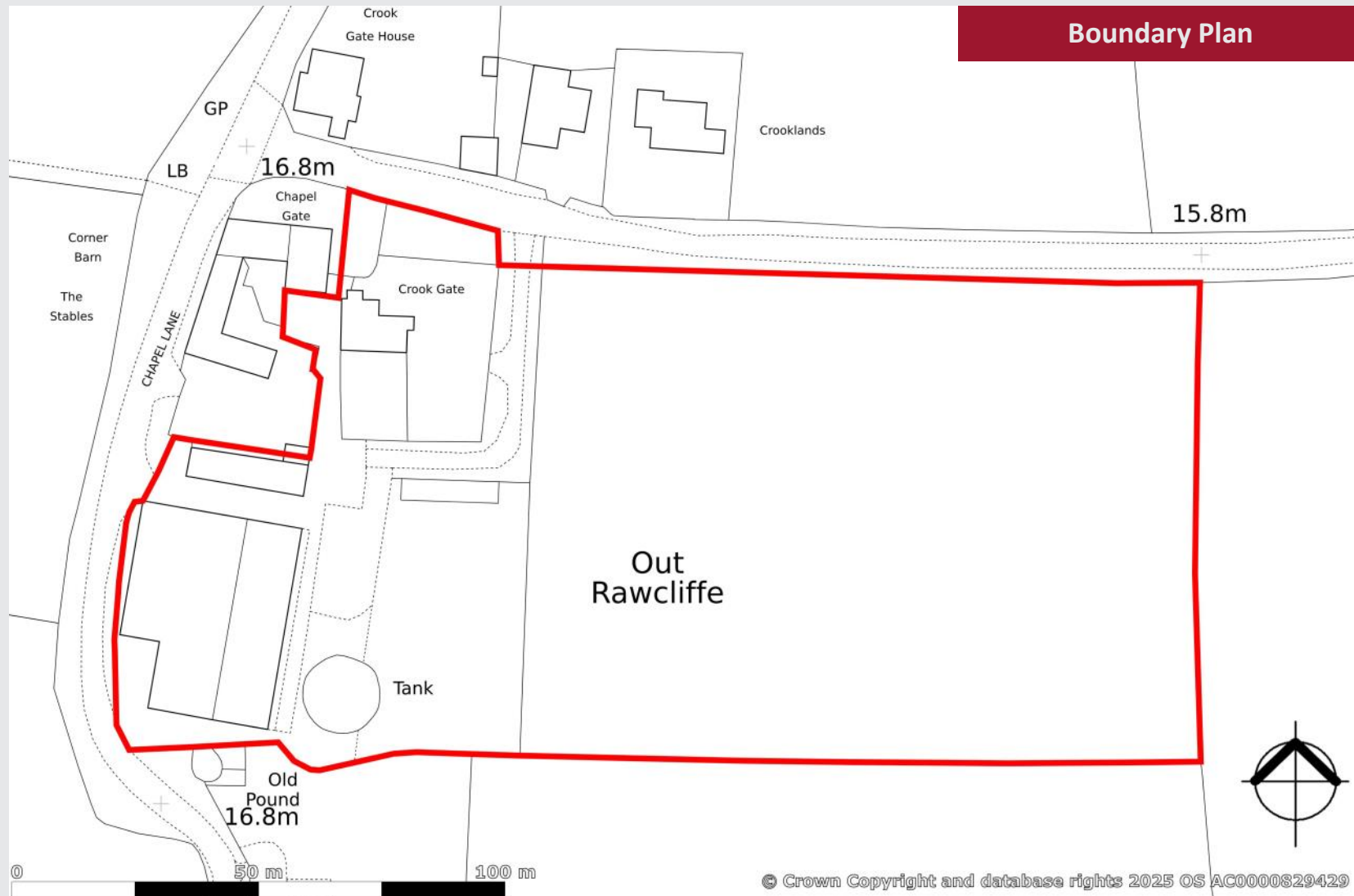


Armitstead Barnett

[abarnett.co.uk](http://abarnett.co.uk)



# Boundary Plan





General Remarks

**Services:** The property has the benefit of mains water and mains electricity (with three phase electricity) . Heating is by way of an LPG central heating system. Foul drainage is via a septic tank which is shared with a neighbouring property which has a right to discharge. All costs are to be shared between both properties, tank is located in back garden of this property.

**Clawback :** A clawback will be triggered on the implementation of planning consent for residential use beyond that of a single private dwelling house. 25% of the uplift in value will be payable. This will last for a period of 20 years

**Parking allocated and number of spaces :** Parking is available on the driveway down the right hand side of the property.

**Construction Type :** Rendered over brick, pitched slate roof.

**Building Safety:** The property requires full refurbishment.

**Restrictive Covenants :** None known.

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

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** Neighbouring property has right to access septic tank.

**Footpaths / Bridleways :** N/A

**Flooding :** The vendors advise the property has never flooded during their ownership., According to the Environment Agencies website the property sits in flood zone 1.

**Unimplemented Planning Consents :** None known.

**Planning Consents affecting the property :** None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A

**Local Authority:** Wyre Borough Council      **Council Tax:** Band D

Communications :

Broadband: Openreach available in the area  
Mobile signal: Vodafone, EE, 02 and Three available in the area  
The above information is according to Ofcom <http://checker.ofcom.org.uk>

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

**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.

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

**Local Authority:** Wyre Borough Council      **Council Tax:** Band D

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. 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 :** [///airbag.stamp.buttemut](#)

**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.

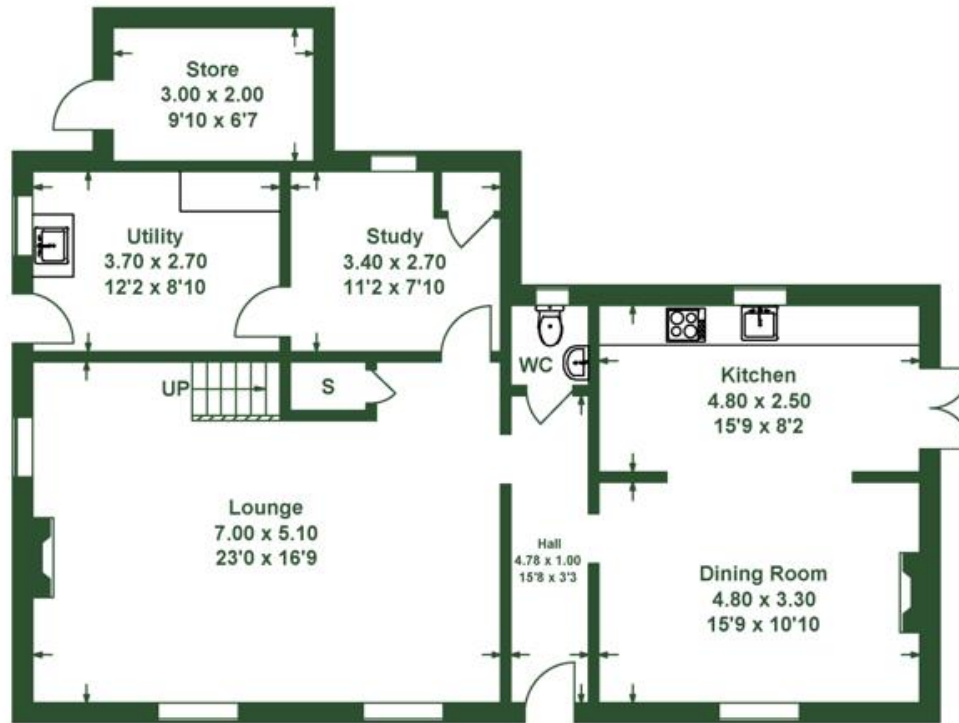
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**Health and Safety:** Care should be taken when visiting the site. Please do not climb gates, fences or other ancillary equipment on the property. No children are to be allowed on site even if accompanied. Armitstead Barnett LLP as the agent accept no responsibility for any loss or damage caused when viewing the site. There may be asbestos present on site, this has not been tested

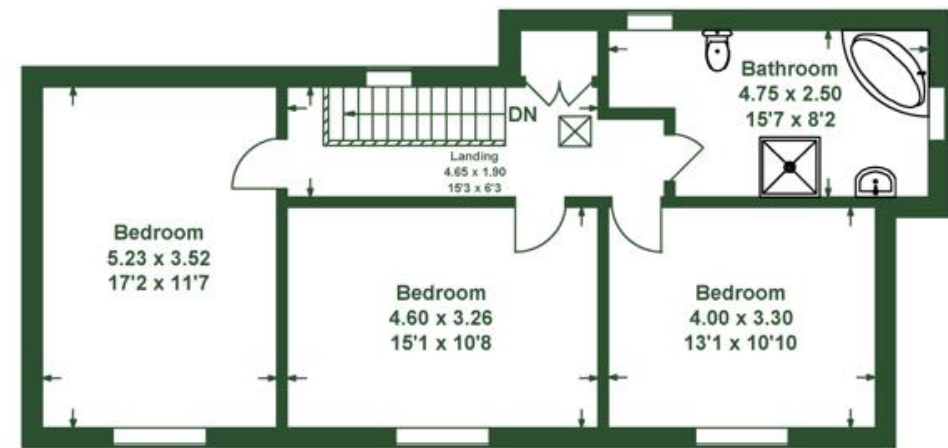
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 169.52 sq m / 1825 sq ft  
 Garage : 76.56 sq m / 824 sq ft  
 Outbuilding : 1027.75 sq m / 11063 sq ft  
 Total : 1273.83 sq m / 13712 sq ft



Ground Floor



First Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media





Outbuilding



Outbuildings

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. ens-Media



Garages

Amitstead 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 to 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 Amitstead 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 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 Amitstead Barnett LLP and or their employ-

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 68 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 29 F    |           |
| 1-20  | G             |         |           |



Amitstead Barnett

abarnett.co.uk





### 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

Armitstead  
Barnett