

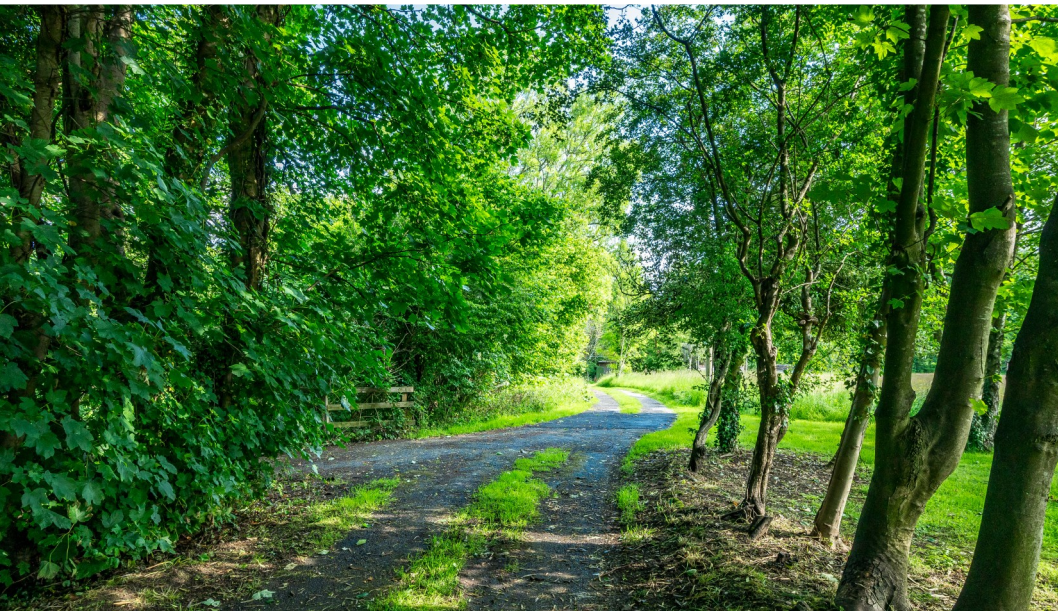
Asking Price £1,500,000



Armitstead
Barnett

Brookhouse, Lancaster, LA2 9NW





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- Exclusive development opportunity in highly sought after Lune Valley village location.
- Offering a mix of refurbishment of farmhouse, conversion of barns and new build development providing 5 units.
- An idyllic site extending to 10.73 acres, or thereabouts offering excellent privacy
- Development opportunity offers high gross developed values.
- Location sits within walking distance of village and local amenities.
- Convenient access to Lancaster, M6 and National Parks. And catchment for excellent schooling.



Bridge End Farm offers developers a rare opportunity to acquire a premium rural development site in the heart of the picturesque Lune Valley village of Brookhouse. The highly sought after Lune Valley setting is ideal for a range of markets from those looking for an exclusive family home to those who want to be within walking distance of all amenities.

The site sits between the village of Caton (previously voted one of the top five UK villages) and Brookhouse both of which offer a thriving community and plenty of amenities including shops, services, public houses, a choice of churches and excellent bus links. For the family market there is a choice of primary schools a stones throw away and the site sits in the catchment for high regarded secondary schools including QES, Kirkby Lonsdale, Lancaster Grammar schools as well as private schools, Sedbergh and Giggleswick. The location also has the benefit of convenient access to Lancaster, which is approximately 10 minutes' drive away, whereby the M6 motorway can be accessed via Junction 34. Lancaster also offers direct rail links to Manchester and London Euston. For those who enjoy the outdoors there is plenty on offer from the door step as well as beyond within the Lake District and Yorkshire Dales National Parks.

is exclusive.



This prestigious project is ideal for developers looking to create high-end eye-catching homes, with a mix of refurbishment, conversion and new build development, making the site extremely attractive for a range of interests. Set back from the road along a tree lined, riverside driveway the approach is exclusive.

Planning Consent has been granted on appeal, and allows for refurbishment of the existing farmhouse, demolition of existing extensions and replacement of the single storey rear extension, conversion of the outbuildings to annexe accommodation, as well as conversion of the existing barn to a single dwelling. The new build development is located at the north and south of the site and comprises three new build dwellings. All of the dwellings will attract high end values, given their privacy and setting. This unique project allows for a blend of heritage and architectural vision and is truly a rare opportunity.

The site in all extends to 10.73 acres, which allows each home to be offered with an area of land, which is highly attractive to the lifestyle and aspirational markets, as well as those with equestrian and smallholding interests. Being offered as a whole, developers can offer each property as they wish, ensuring they can maximise the values of each completed home.



Armitstead Barnett

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Plans

The approved scheme includes:

Refurbishment of the historic farmhouse, which offers scope to create a truly elegant country residence, which is a key feature in the local landscape. The farmhouse provides accommodation over 166.5 sq metres with utility area and boot room, kitchen, living room, dining room and study to the ground floor, three bedrooms (one being ensuite) and house bathroom to the first floor.

Adjacent to the farmhouse is the former cart shed and piggery which provides 86 sq metres annexe accommodation by way of a gym workspace to the ground floor and an ensuite bedroom to the first floor. There is a separate building which is ideal for working from home, which provides a study and WC facilities.

The stone barn, originally built as a folly offers huge character. With a Georgian elevation to match the farmhouse, this is a barn of true distinction. Situated within the courtyard the barn has plans for conversion to a single dwelling with accommodation extending over 380 sq metres, comprising of large entrance hall, open living area, kitchen / dining space, boot room and utility area with WC facilities and a plant room off, separate cloakroom and WC facilities at the entrance, study / office area and separate sitting room / snug. The first floor provides for four bedrooms, with a principal bedroom suite, together with dressing room and ensuite. There is a further ensuite bedroom and the remaining bedrooms share the house bathroom.





New Builds:

To the south of the site, situated in the orchard area there is planning consent for two detached new build dwellings. These plots are arguably some of the most unique plots currently available.

The accommodation for new build Plot 2 comprises a detached dwelling extending to 248 sq metres. Offering an entrance hall with WC facilities off, sitting room, separate living room, open plan kitchen / dining space with utility area off and ground floor bedroom (being bedroom 5), together with ensuite facilities. The first floor comprises four bedrooms, one being a principal bedroom suite with dressing room and ensuite facilities, with a further ensuite bedroom to the first floor. The remaining two bedrooms share the house bathroom.

The neighbouring new build plot (Plot 3) offering 153 sq metres of accommodation, comprises entrance hallway, utility area off, open kitchen and living space, separate dining area and separate living room, study and WC facilities to the ground floor. The first floor provides three bedrooms, one being ensuite, and a house bathroom together with linen storage.



The two new build properties have the benefit of garaging facilities in the detached garage building, which is also approved.

To the north of the site is a further new build dwelling, which is a property of single level living, comprising an entrance hallway, WC facilities, open plan kitchen / living / dining area, with utility area off, and three bedrooms, one being ensuite, and a house bathroom to complete the accommodation. Accommodation extends to 148 sq metres.

Externally, each plot has a generous garden space, given the setting the homes will enjoy an abundance of wildlife, together with a stunning bluebell wood and mature setting. Given the extent of the adjoining grassland and wooded surroundings, there is opportunity to offer a substantial plot with each completed unit. With the 10.73 acres offering substantial flexibility.

Whether you are a developer looking for a luxury scheme or to acquire a flagship countryside opportunity, Bridge End Farm delivers space, scope and an unrivalled setting to the market. With its heritage, charm and future development potential, this offers a great opportunity both now and in the future.



General Remarks:

Services: The property has the benefit of mains water, mains electricity available and connected. Drainage is via a treatment plant which is proposed on the plans.

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.

Restrictive Covenants : None Known

Conservation Area / AONB : Forest of Bowland, Area of Outstanding Natural Beauty.

Easement, and Wayleaves or Rights of Way : We are aware that there is an easement in favour of United Utilities for the provision of an underground water pipe which crosses the land. The residential property known as Hunters Beck has a right of access at all times for all purposes along the driveway leading to the property. In addition, there is a right of access for the garage / store to the north of the site.

Flooding : Documents relating to the flooding are available on the planning portal.

Broadband: B4RN is available locally.

Planning Consents affecting the property : Please note that plans are based on Ordnance Survey plans, the information provided is for reference purposes only.

Local Authority: Lancaster City Council

Council Tax: Properties to be assessed

Planning – The property has Planning Consent under Planning Application Reference 23/00946/FUL, which was successful on appeal on 23rd May 2025 under Appeal Reference APP/A2335/W/24/3357058. Any planning queries must be made directly to the local planning authority.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993. 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.

Building Safety : The buildings require refurbishment health and safety must be followed when entering the site and all viewings must be accompanied.

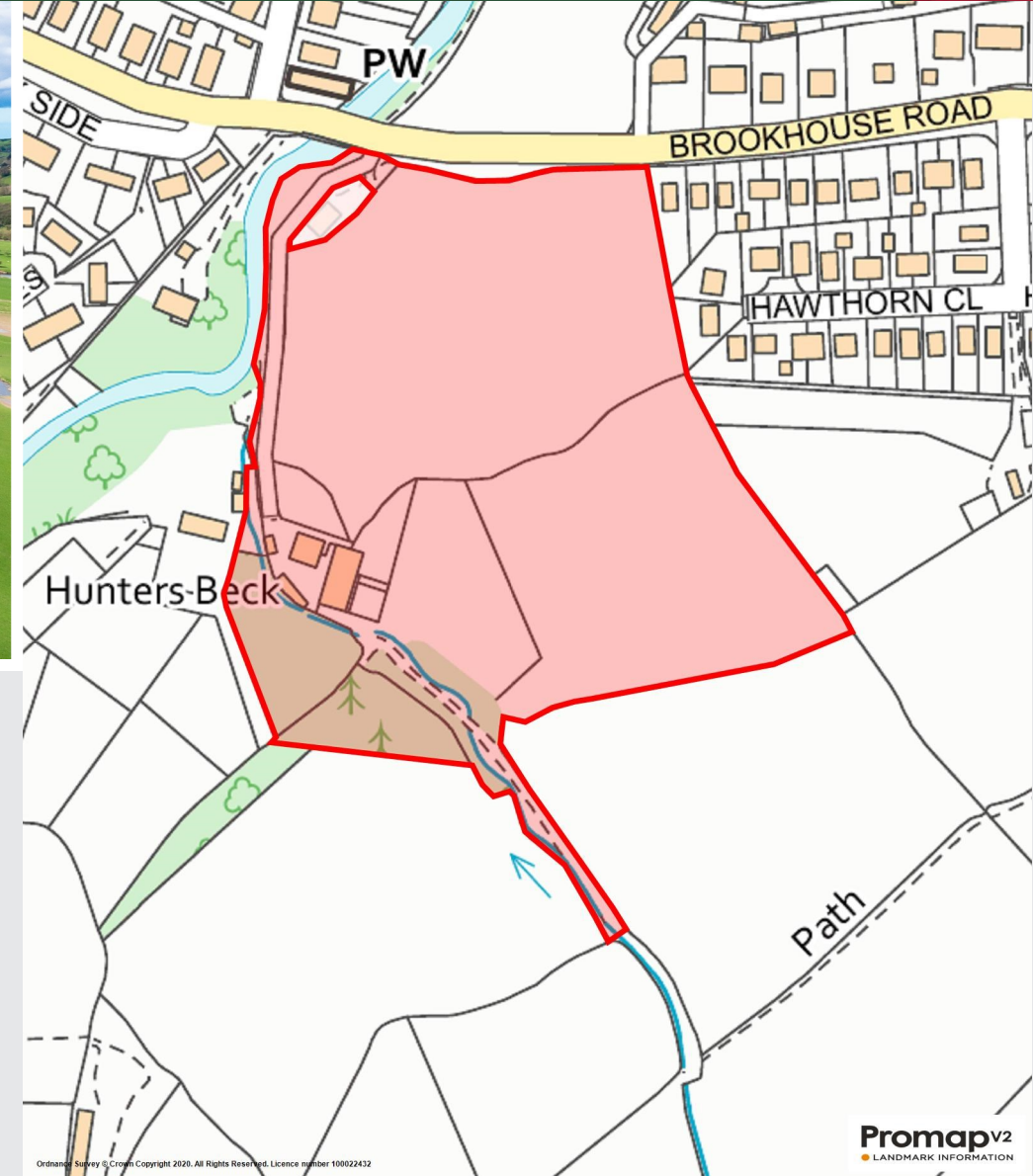
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will 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

What3words Location : **What3Words** - [///shifts.greed.coiling](https://www.what3words.com/shifts.greed.coiling)





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

1. 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.
2. 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.
3. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property.
4. 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.
5. 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.
6. 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



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