

Asking Price: £125,000



Armitstead
Barnett

Plot 1, Village Road, Cockerham LA2 0BF



Plot 1, Land adjacent to Bank Barn, Village Road, Cockerham, Lancaster, LA2 0BF

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- FANTASTIC DEVELOPMENT OPPORTUNITY
- Full Planning Permission for the construction of 1 X 4 bed roomed detached dwelling with a garage under consent 22/01349/FUL
- Private location down private track off Village road
- Excellent accessibility to transport links including the M6, A6 and the A588
- Located in the sought after village of Cockerham

The property comprises of a triangular site off Main Street with Full Planning Consent granted under application **22/01349/FUL**, as dated 28th June 2023 for the erection of a single 4 bed roomed detached dwelling with associated car parking, an attached garage and landscaping.

The dwelling will comprise of light grey silicone render with double glazed rooflights, edged with split faced abacus natural stone under Estillo grey slate with Terracotta ridge tiles providing a contemporary property, boasting with natural light.

The site has the advantage of being located off an access Lane, situated off Village Road, creating a private location yet accessible location. The site has the advantage of already having water and sewerage connections on site, and an electric point roughly 10m away, however, it is advised that potential purchasers are to make their own enquiries.

For further information, please see the Consent Notice and the Plans as passed.

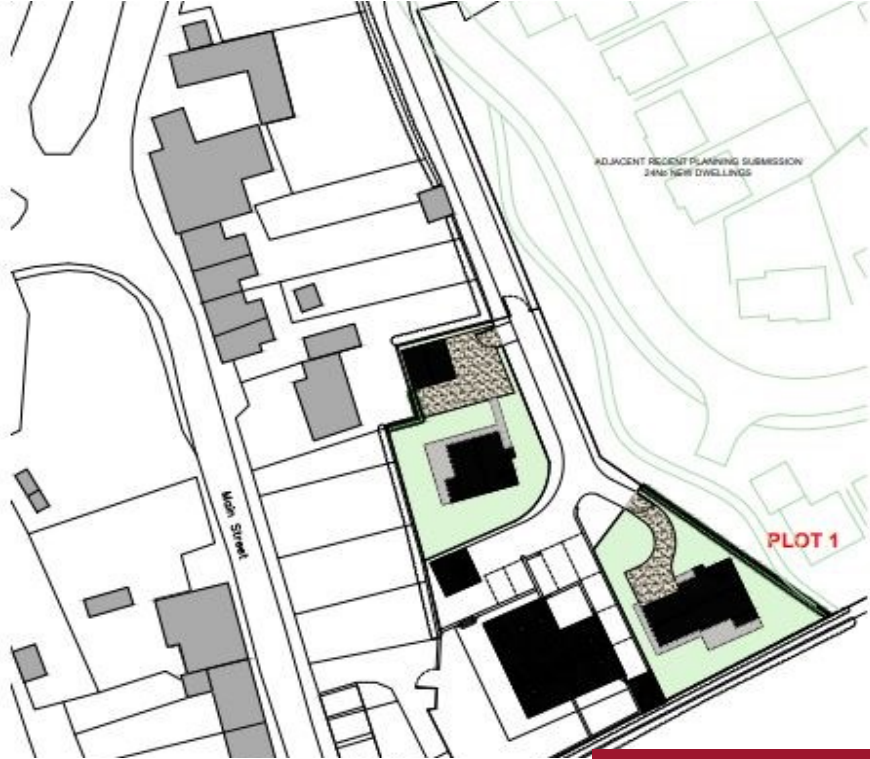
The site itself is fantastically placed within the centre of the Parish of Cockerham and benefits from access directly off Main Street and also has access to all of the relevant surrounding services.

The village of Cockerham, is situated roughly in-between the administrative centre of Lancashire being Preston and the popular tourist attraction the Lake District. Cockerham village boasts superb amenities, including restaurants, public houses, farm shops as well as primary schools.





Proposed Elevations



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

General Remarks

Services: We understand that the site has water and sewerage connections available on site. There is an electric point 10m away, however, it is advised that own enquiries are to be made.

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 under title number LAN197944 which will be split upon completion.

Local Authority: Lancaster City Council

Tel: 01524 582 000 Website: <https://www.lancaster.gov.uk>

Council Tax: : To be confirmed

Viewings: Viewings are to be undertaken during daylight hours with a set of sales particulars in hand, drive-by viewings are advised in the first instance

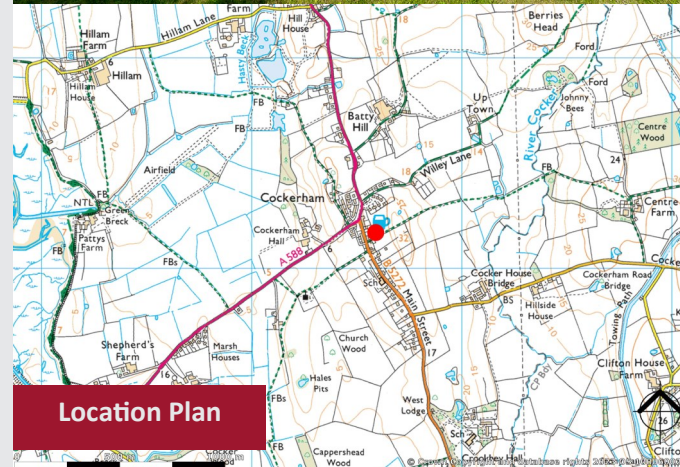
What3words Location : [///peroxide.blown.orchestra](https://www.what3words.com/#!/peroxide.blown.orchestra)

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



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