O.I.R.O £300,000

Armitstead Barnett

Farm Buildings known as The Crosses,

Off Chapel Lane, Catforth, Preston PR4 0HP

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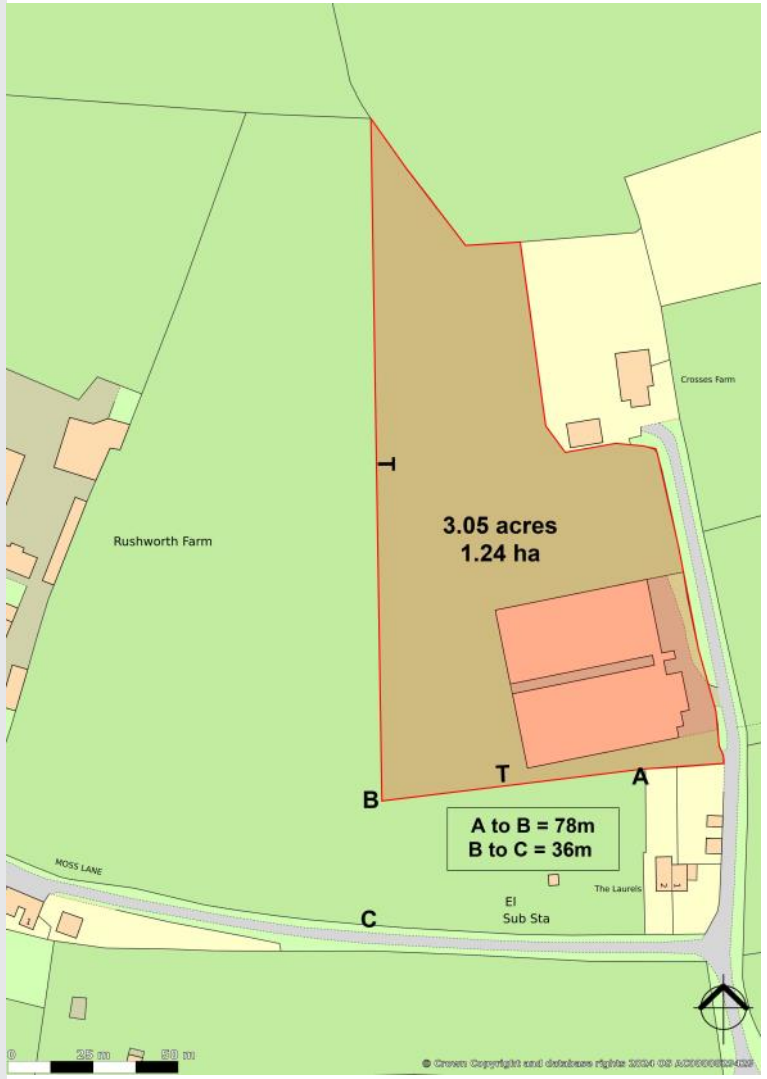
For Sale by Private Treaty
O.I.R.O: £300,000

- Rural re-development opportunity (subject to planning consent)
- Close to Village settlement
- Two redundant former poultry buildings totalling 21,600 sqft (2,006 m2) OTA
- Set in a plot of **3.05 acres** (1.24 hectares) ota
- Mains Services connected
- Unconditional cash offers only considered
- Exciting blank canvas with plenty of opportunities

The farm buildings known as 'The Crosses' are located off Chapel Lane via a private, unadopted stoned track. The buildings are ideally situated just at the edge of the village of Catforth offering a scope for wide range of alternate uses, subject to necessary planning consents with the added benefit of a plot extending to **3.05 acres** (1.24 hectares) or thereabouts .



The buildings comprise of two identical concrete block and timber Harlow constructed former poultry buildings, which have timber and concrete suspended floor with a 2.30m head height which in total provide for approximately **21,600 sqft** (2,006 m2) OTA of covered ground floor space together with useful concrete apron surrounding.

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: The property has the benefit of mains water and mains electricity. Please note, Armitstead Barnett have not tested any of the above services and purchasers should satisfy themselves as to the presence and the working condition prior to exchange of Contracts.

Restrictive Covenants: None Known.

Conservation Area/AONB: The area is classed as Open Countryside within Preston City Council Planning Authority.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private and whether specifically mentioned or not.

Footpaths/Bridleways: We understand there are no footpaths or bridleways affecting the subject property.

Flooding: According to the Environment Agency Website the property sits in Flood Zone 1.

Planning Consents affecting the property: None known.

Communications: Broadband is generally readily available in the area.

Mobile Signal: Most mobile phone operators have good coverage.

Mortgageability: We recommend that all potential purchasers seek clarity from their funders as to whether 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: Preston City Council, Town Hall, Lancaster Road, Preston PR1 2RL / Tel. 01772 906900 / Web: www.preston.gov.uk

Viewings: Viewings are to be conducted by appointment through the sole selling agents.

FAO: Richard D Furnival BSc (Hons) MRICS FAAV. richard@abarnett.co.uk

Health and Safety: Given the potential hazards of the property, we would ask you to be as vigilant as possible when inspecting for your own personal safety, in particular around the buildings.

What3Words: ///diplomats.unroll.lecturing

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.

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.

Method of Sale: The property is offered for sale by Private Treaty however if there are high levels of interest we may seek Best and Final Offers.

Photographs taken May 2024

SUBJECT TO CONTRACT

North Lancashire
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