

Price: £490,000



Armitstead
Barnett

Hazelwood Lodge, Silverdale, Lancashire LA5 0UB





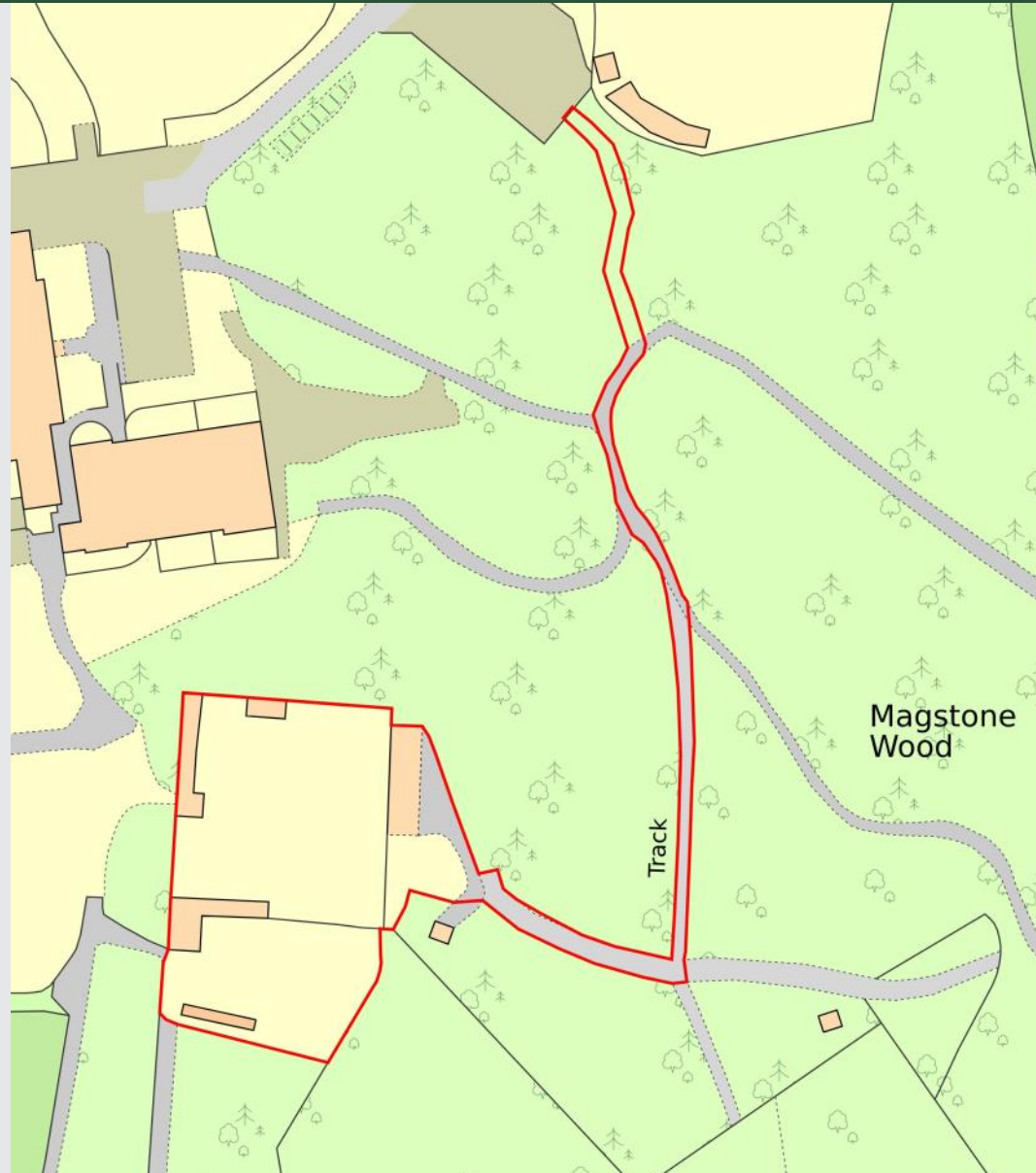
MASON GILLIBRAND
ARCHITECTS



**Plot at Kitchen Garden
Hazelwood Lodge
Silverdale
Lancashire LA5 0UB**

Price: £490,000

- Exclusive development opportunity with planning consent for detached dwelling positioned within a walled kitchen garden
- Approximately 0.48 acres or thereabouts of grounds
- Set on the edge of the highly sought-after village of Silverdale in an Area of Outstanding Natural Beauty



Nestled within the picturesque surroundings of Hazelwood Hall this unique plot offers a rare opportunity for those purchasers seeking privacy and tranquillity together with the potential for an exceptional new build home in grounds totalling approximately 0.48 acres or thereabouts. The kitchen garden was once part of Hazelwood Hall and is a walled garden that has been meticulously tended to over the years, offering the perfect foundation for both gardening enthusiasts and those with a vision for creating a dream home. With planning permission already in place for a detached dwelling with accommodation over 212.6m² (228ft²) this is a true gem.

The plot provides an ideal blend of privacy, surrounded by a mature woodland setting yet within easy reach of the sought-after village of Silverdale. Positioned within the Arnside & Silverdale Area of Outstanding Natural Beauty the village is known for its peaceful environment and thriving community. Set on the edge of Morecambe Bay the landscape is surrounded by woodland, rolling hills and stunning coastal views. Despite its size Silverdale offers a range of essential amenities including primary school, post office, village store, local butchers and a choice of local pubs and cafes. With excellent connections to the A6 and M6 road links this rural yet accessible location gives great access to the surrounding areas. The location has excellent rail links with a local station at Silverdale within walking distance from the plot giving good access to Carnforth railway station which sits on the West Coast Mainline and has direct services to Manchester, London Euston and Glasgow.

With full planning consent in place under planning reference **24/00843/FUL** the site is now ready for someone to create their vision and a superb home. Accessed through the grounds of Hazelwood Hall the driveway continues through the adjoining wooded area before approaching the kitchen garden which is somewhat of a hidden gem. Whether you are looking for a contemporary design or sustainable living this site provides the perfect foundations. The extensive garden plot also offers excellent potential for gardening pursuits and a superb opportunity to embrace self-sufficient living.



Plans provide for single level living accommodation comprising a central main entrance with cloakroom and WC facilities off, generous living room with a dual outlook and open glazed kitchen-dining area overlooking the southern garden area. Beyond is bedroom accommodation comprising of three en-suite bedrooms with the principal bedroom having an additional dressing area. To complete the accommodation there is a utility and boot room area together an open plan study, ensuring that everything you need is on hand.

The proposed dwelling will be within the former potting shed and once completed will enjoy a stunning outlook over the walled garden. To the side of the property is ample space for parking to be created within the grounds. All essential utilities are available nearby, making this an ideal opportunity. Just outside the walled garden is an open-fronted timber store with three -phase electric connection ideal for a range of uses. This building is part of the planning consent.

A mature woodland backdrop is enriched with various native trees which adds to the peaceful setting and seclusion of the plot making this a rare gem.



General Remarks

Services: Mains electricity and mains water available locally. Drainage will be via a private drainage system with a treatment plant being included within the planning consent. Purchasers are to make their own enquiries in relation to the installation of services and costings surrounding this.

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.

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. Some of our vendors request only physical viewings to parties in a position to proceed.

Broadband: Not connected to the site, but available locally.

Restrictive Covenants : None known.

Parking: On site, to be within the kitchen grounds.

Conservation Area: The property is located within the Amside & Silverdale Protected Landscape.

Title & Tenure: Freehold with Vacant Possession upon completion.

Local Authority: Lancaster City Council

Planning Consent Planning has been granted under planning reference **24/00843/FUL**. All planning enquiries are to be directed to the authority as detailed above.

Plans, Photographs & Measurements: The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system, Promap and the Rural Land Registry plans. The information is provided for reference purposes only. The purchaser should have deemed to satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof. Please note: the initial site plan included within the planning documentation includes an area outside of the kitchen garden. Please see the Sale plan for accurate boundaries.

Council Tax: To be assessed.

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property albeit it may be a development finance.

Flooding: The property has not flooded within the last 40 years, According to the Environment Agency website the property sits in flood zone 1.

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. The access to the property is subject to a right of way for the owners of Hazelwood Lodge and also the owner of the neighbouring woodland.

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 advisers 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. Images taken December 2024

What3words: [///insulated.signified.postcard](#)





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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.



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