

An aerial photograph showing a large, vibrant green field, possibly a sports field or pasture, bordered by a line of trees and a fence. To the right of the field is a complex of red brick buildings, including a large house and several outbuildings, surrounded by a driveway and parking areas. The surrounding landscape consists of various agricultural fields in different stages of growth or harvest, with some trees and a small cluster of houses visible in the distance.

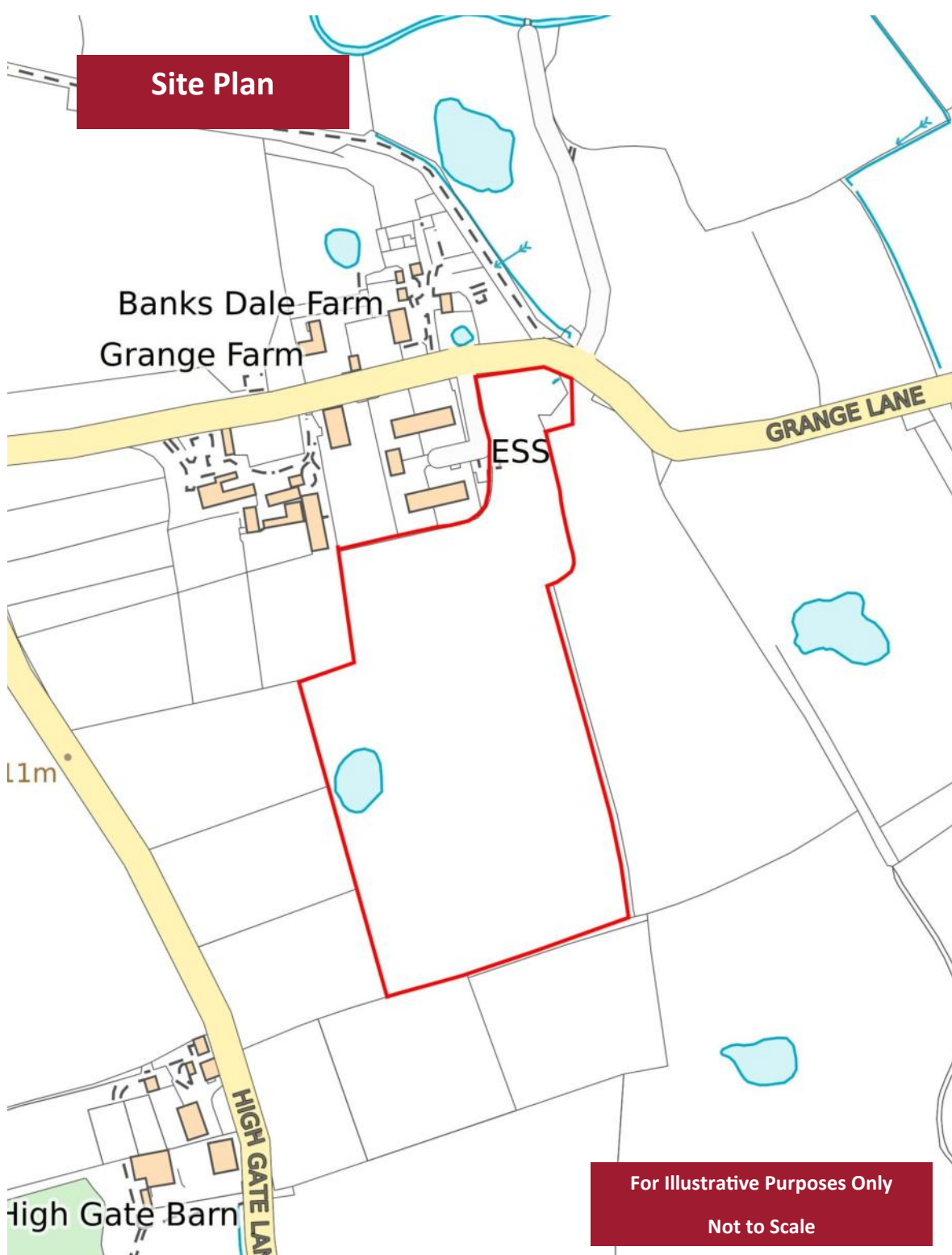
Land off Grange Lane, Stalmine FY6 0JQ

O.I.R.O. £250,000





Site Plan



Land off Grange Lane, Stalmine FY6 0JQ

Offers in the region of £250,000

- Potential to create a superb private equestrian property
- Extending to **8.60 acres (3.50 hectares)** or thereabouts
- Full planning permission for a stable block, hard standing and 40m x 25m menage
- Mains water and electricity connected
- Private rural location, with various hacking routes
- Roadside frontage and two, double gated access points
- For sale as a whole, with vacant possession upon completion



A rare opportunity to acquire an attractive parcel of land extending to approximately 8.60 acres (3.50 hectares), offered with the benefit of full planning permission for the construction of a well-equipped equestrian facility.

Planning consent is granted under reference 22/00129/FUL by Wyre Borough Council for the erection of a stable block incorporating six stables, a tack room and feed store, a 40m x 25m riding arena and parking area. A material start has been made on site by removing the existing barn, and establishing the parking area to ensure the consent does not expire. The full suite of planning documents is available via Wyre Borough Council's Planning Portal.

Occupying a delightful rural position off Grange Lane, just a short drive from the village of Stalmine, the property enjoys a peaceful countryside setting with an abundance of quiet country lanes making it an ideal location for riding opportunities leading straight from the property.

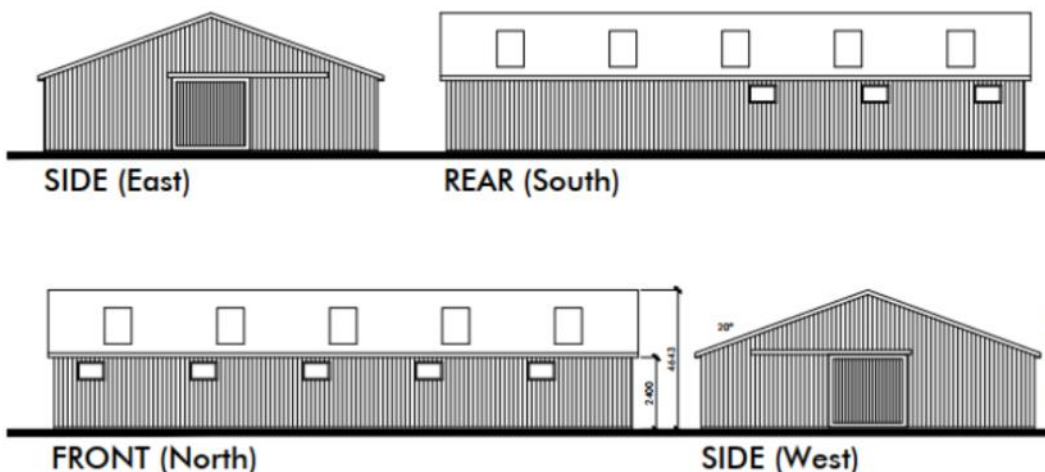
The property also offers convenient and practical access with roadside frontage and a double gated access directly off Grange Lane, and a newly established double gated access and stoned gateway off Grange Gardens.

The land extends to approximately 8.60 acres (3.50 hectares) or thereabouts and is encompassed by established hawthorn hedging, creating an attractive natural boundary whilst offering privacy and shelter, and an in-field pond providing a natural water source. Leading directly off Grange Lane, the land is surfaced with stone providing a useful base for parking, storage and future operational requirements. Beyond, the land is permanent grassland currently utilised for hay production.

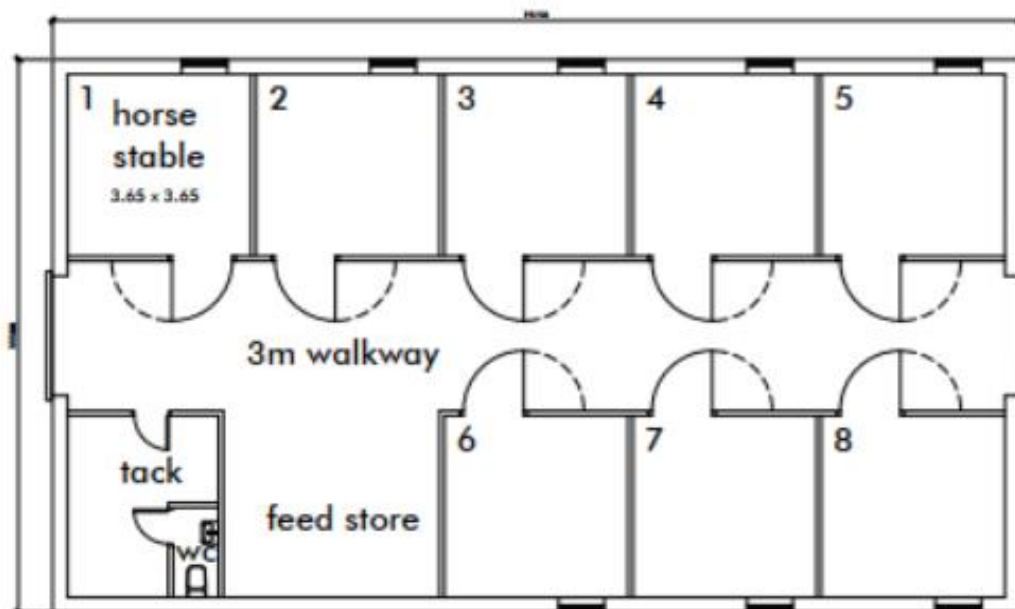
Services include mains electricity and mains water, reducing the need for additional infrastructure and enabling purchasers to progress their plans with ease.



Stable Block—Elevations



Stable Block - Floorplan



Decision Notice

PLANNING PERMISSION Town and Country Planning Act 1990

Correspondence Address:

Mr Mike Sproston
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Application Number: 22/00129/FULMAJ

Proposal: Change of use of Land to equestrian and erection of a stable block and creation of menage (following demolition of existing agricultural building)

Location: Grange Farm Barn Grange Lane Stalmine-With-Staynall Poulton-le-Fylde Lancashire

Wyre Borough Council (the Local Planning Authority) gives notice of its decision to grant planning permission for the above proposal, subject to conditions stated below:

1. The development must be begun before the expiration of three years beginning with the date of his permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 08.02.2022 including the following plans/documents:

Site Location Plan (received 08.02.2022)

Proposed Site Plan - ref: 20/014/P10 REV A (received 11.04.2022)

Proposed Stable Block Plan - ref: 20/014/P11 (received 08.02.2022)

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. The development hereby approved shall only be used as private stables / exercising of horses only and not for any trade, business or livery use.

Reason: In the interests of the amenity of occupiers of neighbouring properties, the visual amenity of the area, highway safety and applying the flood risk sequential test in accordance with Policies CDMP1, CDMP2, CDMP3, CDMP6, SP4 and EP10 of the Wyre Local Plan (2011-31).

General Remarks

Services : The property has the benefit of mains water and mains electricity.

Parking allocated and number of spaces : Planning permission for 6 vehicle/trailer spaces

Construction Type : N/A

Building Safety : N/A

Restrictive Covenants : None

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is not located within a protected landscape.

Easement, and Wayleaves or Rights of Way : Access through Grange Gardens is granted by a vehicular right of way. The purchaser will not be responsible for contributing to, or maintaining the access road.

Footpaths / Bridleways : There are no footpaths or bridleways on the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 2 and 3. .

Planning Consents affecting the property : The property benefits from full planning consent under reference 22/00129/FULMAJ. We understand a material start has been made to the site.

Coal field / mining area : The property is not located within a coal field or mining area.

Communications : Mobile signal: EE, Three, O2 and Vodafone are all available in the area

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

Buyers information : Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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

Viewings : Viewings of the land may be undertaken in daylight hours with a copy of the Sales Details to hand. 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 : ///croaking.school.bearings

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.

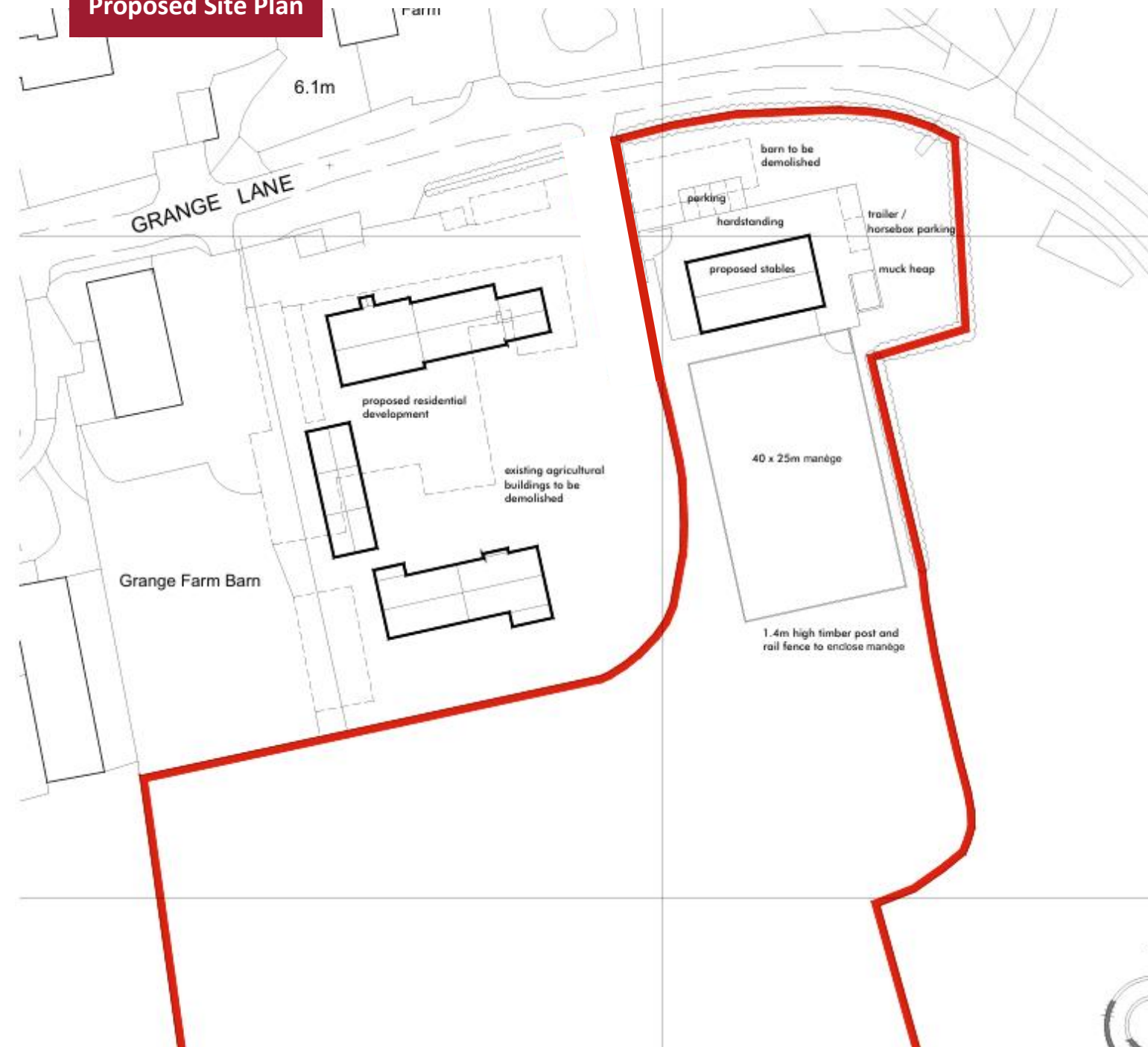
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

SUBJECT TO CONTRACT



Proposed 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



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