



High Street, Elswick, Preston, PR4 3ZB

O.I.R.O. £599,950







High Street, Elswick, PR4 3ZB

Asking Price £599,950



3 Bedrooms

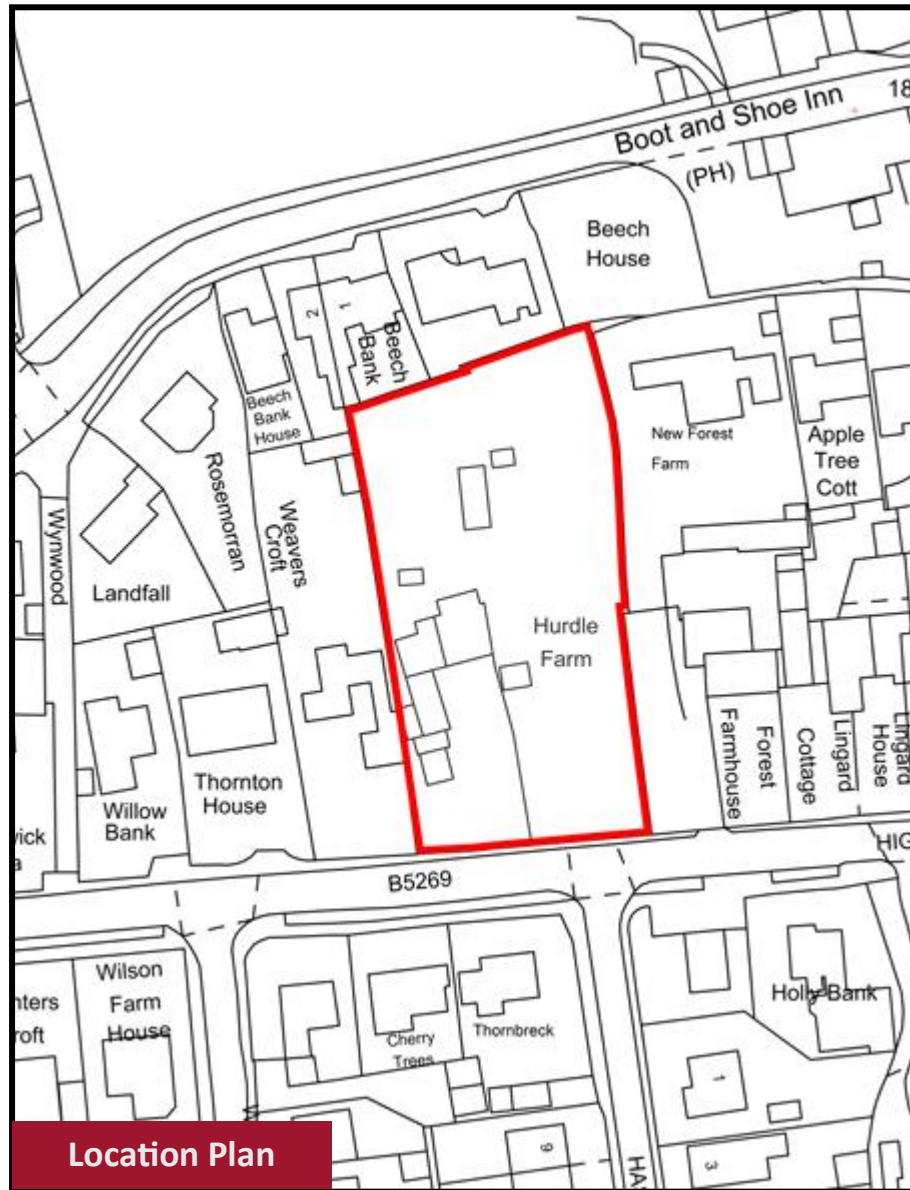


2 Bathroom



0.82 Acres OTA

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- Development opportunity
 - 3 bedroom farmhouse with attached brick barn
 - Plot extending to 0.82 acres (0.33 hectares) OTA
 - Permission in principle for the demolition of existing farmhouse and barn and erection of up to 6 dwellings (a maximum net increase of 5 dwellings)
 - Lovely central Elswick village location
 - Good access to the main road and motorway network



Fantastic development opportunity. Currently comprising a double fronted house and attached brick barn all set in 0.82 acres (0.33 hectares) or thereabouts. This property has so much potential. There is Permission in Principle for demolition of the existing farmhouse and barn and erection of up to 6 dwellings (a maximum net increase of 5 dwellings). There would be scope to simply alters or replace the existing or develop multiple units subject to gaining the necessary consents.

The existing house and barns require substantial modernisation and the house currently comprises; reception hall, kitchen, pantry and shower room to the ground floor and 3 bedrooms and a shower room to the first floor. The house extends to 1128 sq ft (104.7sq m) and brick barn extends to 1350 sq m (125.4 sq ft) or thereabouts. In total the plot sits in 0.82 acres (0.33 hectares) or thereabouts and has great potential. There are dilapidated buildings on site, no entry should be taken and care should be taken when inspecting the property.

The property sits in the jurisdiction of Fylde Borough Council and has permission in principle for demolition of existing farmhouse and barn and erection of up to 6 dwellings (a maximum net increase of 5 dwellings) under 25/0187 The details can be found on Fylde Borough Councils website

Nestled in the heart of the picturesque Fylde countryside, the sought-after village of Elswick has a lovely rural feel.

The village provides everything needed for day-to-day living, including a well-regarded primary school, village shop, traditional country pubs and church, all contributing to its friendly and vibrant atmosphere. Scenic country lanes, open farmland and numerous walking and cycling routes surround the village, making it an ideal setting for those who enjoy an active outdoor lifestyle.

Elswick has good access to the main road and motorway network. The market town of Kirkham and the city of Preston are both within easy reach, providing an extensive range of shopping, leisure and educational facilities, together with fast rail links to Manchester, Liverpool and London. The nearby M55 motorway offers convenient access across the Fylde Coast, including the coastal towns of Lytham, St Annes and Blackpool.



Town and Country Planning Act 1990
The Town and Country Planning (Permission in Principle) Order 2017 (as amended)

Permission in Principle - Granted

Part 1 - Particulars of Application

Application No.:	25/0187
Location:	HURDLE FARM, HIGH STREET, ELSWICK, PRESTON PR4 3ZB
Proposal:	PERMISSION IN PRINCIPLE FOR DEMOLITION OF EXISTING FARMHOUSE AND BARN AND ERECTION OF UP TO 6 DWELLINGS (A MAXIMUM NET INCREASE OF 5 DWELLINGS)

Part 2 - Particulars of Decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 and The Town and Country Planning (Permission in Principle) Order 2017 (as amended) that **PERMISSION IN PRINCIPLE HAS BEEN GRANTED** for the carrying out of development referred to in Part 1 hereof subject to the Informative Notes below:

Informatives:

1. Any application for technical details consent submitted pursuant to this permission must be made and determined not later than the expiration of 3 years from the date of this decision.
2. This decision grants permission in principle for a residential development of up to 6 dwellings involving a minimum net increase of 1 dwelling and a maximum net increase of 5 dwellings (accounting for the presence of 1 existing dwelling on the land immediately prior to the date of the application).
3. For the avoidance of doubt, this decision relates to the following plan:- Scale 1:1250 Location Plan with reference AC0000813445 titled "Hurdle Farm, High Street, Elswick, PR4 3ZB".
4. The applicant is advised that, in addition to the standard information requirements, any application for technical details consent submitted pursuant to this permission should be accompanied by:
 - a) Suitable survey(s) to demonstrate whether any protected species (including, but not limited to, bats) utilise any of the buildings that are to be demolished or any other features on the site that are to be removed as part of the development or would be affected by it. If such a presence is identified, then an appropriate scheme for mitigation and/or compensation (as appropriate) must also be supplied with the application. The applicant is directed to national

standing advice regarding protected species surveys which can be found at: <https://www.gov.uk/topic/planning-development/protected-sites-species>

- b) A suitable survey to identify how existing trees and other vegetation within and/or overhanging the site will be impacted by the development. The survey should include a plan showing how the development layout would affect the root protection areas of existing trees and other vegetation, including identifying any areas of encroachment and whether this will require removal of the specimen(s) in question, together with any mitigation measures required to allow construction close to root protection areas of retained specimens.
- c) An appropriate desk-based assessment and, where necessary, a field evaluation of heritage assets with archaeological interest which have the potential to be located on the site to meet the requirements in paragraph 207 of the National Planning Policy Framework. This should include, but not be limited to, an investigation of: (i) those assets identified in the response from Lancashire County Council's Historic Environment Team dated 16.04.25; and (ii) potential human graves/remains associated with the site's former use as a Quaker meeting house. The applicant's attention is drawn to the BAJR publication titled "Guide 13 Overview for the recovery of Human Remains from Development Sites" in respect of point (ii).
- d) A heritage impact assessment which describes the significance of any heritage assets affected by the development, including any contribution made by their setting, and an assessment of the development's effects upon them. In particular, and aside from heritage assets of archaeological interest mentioned above, this should address the development's effects on the existing farmhouse at Hurdle Farm (which is contained on the Council's local list of non-designated heritage assets) and the grade II listed building of Forest Farmhouse to the east of the site.
- e) Plans showing the precise siting, layout and design of the development's access onto High Street (the B5269); all vehicle parking and manoeuvring areas for the development; any off-site highway works associated with providing a safe and suitable means of access for all users (including pedestrians); and the geometry and layout of any internal estate road(s). In particular, the applicant's attention is drawn to the Local Highway Authority's response dated 16.04.25 which states that any application for technical details consent should include details of: (i) the site access(es), including visibility splays; (ii) how pedestrian traffic from the development will access the footway on the opposite side of High Street (including the potential need for an uncontrolled pedestrian crossing); (iii) parking arrangements for the dwellings to meet the standard in the Council's Provision of Parking on New Developments Supplementary Planning Document; and (iv) the internal layout of any estate road and how this will meet the Local Highway Authority's standards for adoption.
- f) The development's relationship with a public sewer (including any easement) which the response from United Utilities dated 11.04.25 indicates crosses the site. The applicant's attention is drawn to the steps set out within United Utilities' response that should be taken to establish the precise location of the sewer and their obligations in relation to this.
- g) The information relating to the biodiversity gain condition under paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (as amended) specified in article 7, paragraph (1A) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

General Remarks

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

Tree Preservation Orders: The property has tree preservation Orders, information on this can be found on Fylde Borough Councils website under TPO/25/0001

Parking allocated and number of spaces : Parking for multiple cars on the driveway.

Construction Type : Part rendered, Brick under slate, now dilapidated.

Building Safety : Safety at Viewings: Parts of this property are dilapidated and overgrown. Please take care when viewing and do not climb up or on to anything on the site. Take care when walking the grounds. Viewings are at the interested parties own risk

Restrictive Covenants : Tree Preservation order as above.

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : See details in brochure.

Planning Consents affecting the property : As above. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE available in the area

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

The above information is according to Ofcom <http://checker.ofcom.org.uk>

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

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

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: Amitstead 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.

Local Authority: D Council Tax Fylde Borough Council

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. 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 : home.various.buttemut

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

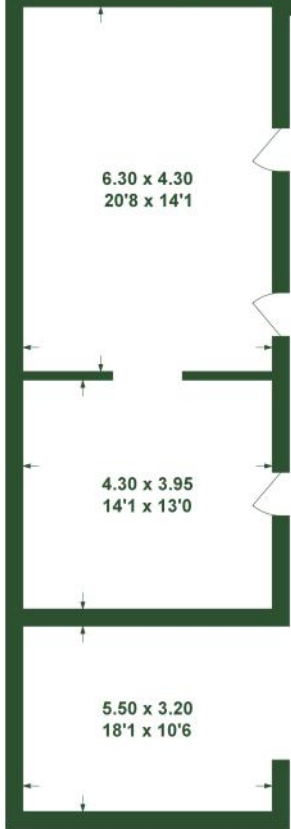
Site is sold as seen

SUBJECT TO CONTRACT

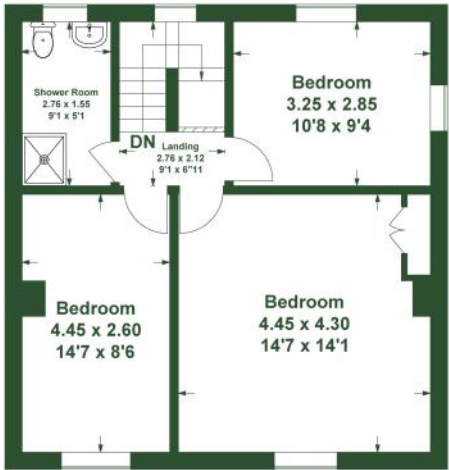
Approximate Gross Internal Area : 104.76 sq m / 1128 sq ft
Barn : 125.42 sq m /1350 sq ft
Total : 230.18 sq m / 2478 sq ft



Ground Floor



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



First Floor

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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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