O.I.R.O £400,000

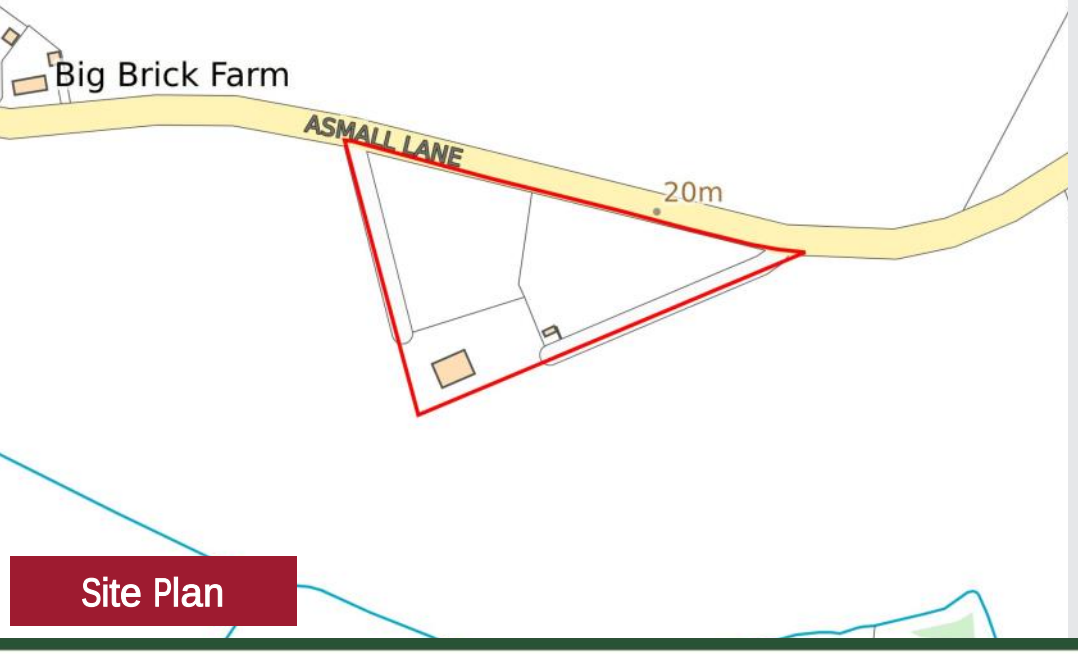
Armitstead Barnett

Green Barn, Asmall Lane, Halsall, Ormskirk, L39 8RB

Green Barn,
Asmall Lane, Halsall,
Lancashire, L39 8RB

Offers in the region of £400,000

- Bespoke rural residential development and smallholding opportunity.
- Set in 3.83 acres (1.55 hectares) or thereabouts.
- Prior Approval for conversion agricultural building into residential dwelling.
- Potential 227 sqm (2,442 sq ft) of residential floor space.
- Close to surrounding amenities, including Burscough, Ormskirk and the City of Liverpool.
- Excellent access to A59 and M58 road networks.



Site Plan

Green Barn provides a superb residential development and smallholding opportunity. The property includes a substantial agricultural building benefiting from Permitted Development allowing for the building conversion into a large residential family dwelling. The building sits within a substantial overall plot extending to 3.83 acres (1.55 hectares) or thereabouts, including two grassland field parcels, a large stoned yard area and two sperate stoned access tracks leading onto Asmall Lane.

This fantastic property is located directly off Asmall Lane and benefits from both expansive views over the surrounding agricultural land and superb accessibility to the amenities and market town of Ormskirk. The cities of Liverpool, Preston, and Manchester, alongside the surrounding towns of Ormskirk, Burscough and Southport are within easy commuting distance, with the plot also having superb access onto the A59 and M58 road networks.

The building currently comprises a livestock/machinery storage building, being constructed of steel portal frame under a pitched sheet roof, with corrugated sheet cladding to the elevations. Permitted Development rights for the conversion of the building into a single dwelling were granted on 4th September 2024 under application ref: 2024/0752/PNC.

The current layout plans within the Prior Notification consent mark the property as extending to a gross internal area of 227 Sq. t (2442 Sq. ft), providing for the following internal property layout:

Proposed Dwelling: Comprises entrance porch, central hallway, kitchen/ dining room/living room, utility, pantry, WC, Boot room, family bathroom and two bedrooms (one with ensuite and walk in wardrobe).

Externally the property includes a large, stoned yard area and two grassland field parcels, opening up the property for potential lifestyle farming or equestrian uses.

The placing of Green Barn on the market allows builders, developers, and private individuals the exceptionally rare opportunity to acquire a rural development property in a much sought after and accessible location. Development sites of this nature, including land, are not regularly offered to the market and this is a rare opportunity to obtain a substantial smallholding site, which offers huge scope to a variety of purchasers.

DETAILS OF CHANGE OF USE
(APPLICATION FOR DETERMINATION)

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
SCHEDULE 2

Applicant
Laura Gay
C/o The Farm Office
Millridge Farm
Parsons Lane
Hartlebury
DY11 7YQ

Agent
Miss Sally Moore
The Farm Office
Millridge Farm
Parsons Lane
Hartlebury
DY11 7YQ

In respect of application number **2024/0752/PNC** received on **4 September 2024** and in pursuance of its powers under the above-mentioned Act and Order, West Lancashire Borough Council as Local Planning Authority, having considered your application, **has formally decided that Prior Approval is NOT REQUIRED** based on the information provided

for: Application for determination as to whether prior approval of details is required - Change of use to Dwelling from The Green Barn (and for building works necessary to convert the building)
at: The Green Barn, Asmall Lane, Halsall, Lancashire

Paul Charlson
Assistant Director of Planning and Regulatory Services **Dated:** 25 October 2024

Condition(s)

1. The use of the building as a dwellinghouse within Use Class C3 must be begun not later than three years beginning with the date of this permission.

   Reason: To comply with the requirements of Paragraph Q.2 of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. This permission relates to the following plans:

   Existing Location Plan - Drawing No: J008797-01 Rev A
   Existing Block Plan - Drawing No: J008797-02 Rev A
   Existing Plans and Elevation - Drawing No: J008797-03
   Proposed Block Plan - Drawing No: J008797-11 Rev A
   Proposed Floor and Elevation Plans - Drawing No: J008797-12 Rev B

   Received by the Local Planning Authority on 4th September 2024.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the National Planning Policy Framework.

3. No building shall be occupied/brought into use until details of bird nesting boxes (number, type and location on an appropriately scaled plan) to be erected on the site have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

   Reason: The proposed development will result in the loss of bird breeding habitat and as such mitigation is required in order to comply with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

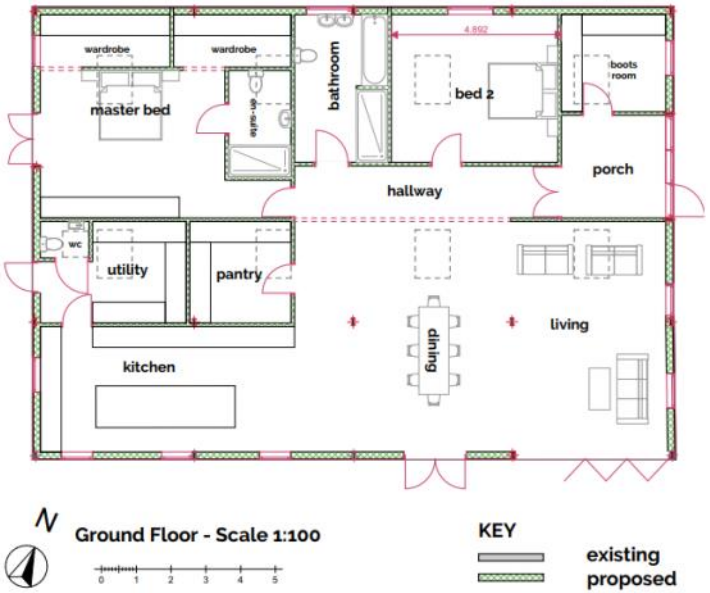
4. The development hereby approved shall not be occupied until the access drive for the first 5m from the highway is surfaced in bituminous or cement bound materials, or otherwise bound.

   Reason: In the interests of highway safety and to ensure that the development complies with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Informatives

1. The development **MUST** be carried out in accordance with the details submitted under your Application for Determination.
2. It is the responsibility of the person(s) implementing this development to ensure that, where appropriate, approval under the Building Regulations has been obtained for the building works involved, and that the plans thus approved under those Regulations are for the same works as under this determination. Any differences or amendments must be drawn to the attention of the Planning Officer.
3. This determination refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.
4. Attention is drawn to Section 31 of the County of Lancashire Act 1984 where plans for the erection or extension of a building are deposited with a Borough Council in accordance with Building Regulations,

Planning Decision Page 1
Planning Decision Page 2
Page 3 of the Notice can be viewed on West Lancashire BC Planning Portal
Armitstead Barnett
abarnett.co.uk



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Do not scale off this drawing, always use dimensions provided in preference. If in doubt please consult the architect. Notify the architect if any discrepancies are found.

No responsibility can be taken with any errors found by measuring off this drawing.

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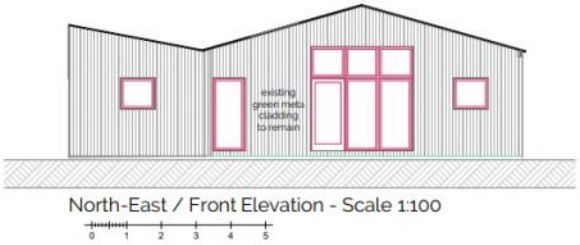

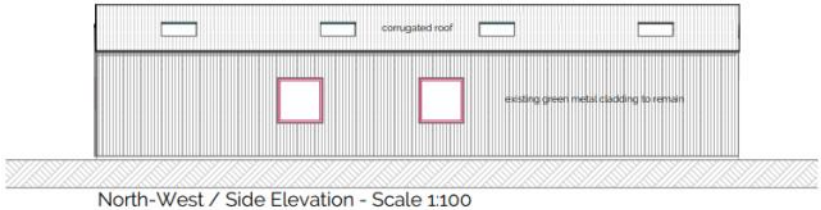

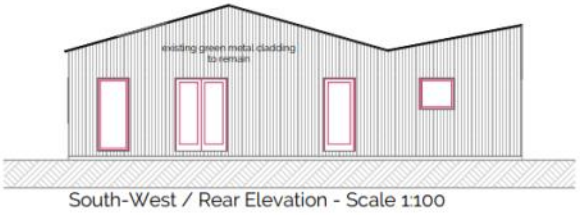

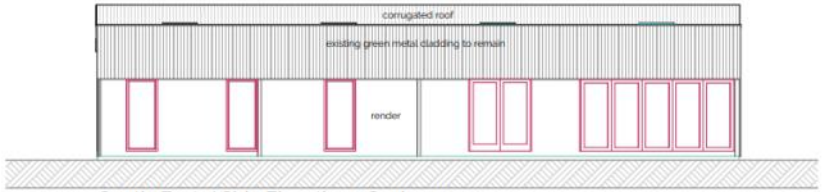

GIA 227m2

The Rural Planning Co

Milbridge Farm, Parsons Lane, Hartlebury, Worcs, DY11 7YQ
www.theruralplanningco.co.uk team@theruralplanningco.co.uk

Client

Ms L Gay

Project

The Green Barn
Asmall Lane
Halsall
L39 8RB

Project Description

Planning Application - Class Q

Drawing Title

Planning - Plans Elevations

Drawn by: **NA** Checked by: **IG**
Date: **August 2024** Date: **August 2024**

Layout ID **J008797-12** Drawing Scale **1:100 @ A2 Landscape** Revision **B**

Proposed Floorplans and Elevations

General Remarks

Services: Mains water connected to the property.

Parking allocated and number of spaces: Large driveway and yard, suitable for the parking of numerous vehicles.

Construction Type: Steel portal frame building with tin sheet cladding.

Building Safety: None known

Restrictive Covenants: None known.

Listed building: The property is not listed.

Conservation Area / AONB: The property is not located within a conservation area.

Easement, and Wayleaves or Rights of Way: None known.

Footpaths / Bridleways: None known.

Flooding: The property has not flooded within the last 5 years.

Community Infrastructure Levy (CIL): Community Infrastructure Levy may be payable and purchasers to complete their own investigations regarding any CIL payable.

Planning: The site benefits from Permitted Development under Application No: 2024/0752/PNC. All of the planning documentation to date can be found on West Lancashire Borough Council Website under Application No: 2024/0752/PNC. The Prior Approval Decision was granted on 4th September 2024. Interested parties should satisfy themselves as to the Planning Documentation prior to submitting any offer and prior to exchange of contracts on the property.

Additional Planning Consents affecting the property : None known.

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

Communications :
Broadband: Not connected
Mobile signal: Standard broadband available in 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.

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: West Lancashire Borough Council.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of simon Wells. 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: shifting.skimmers.paddlers

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**

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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