

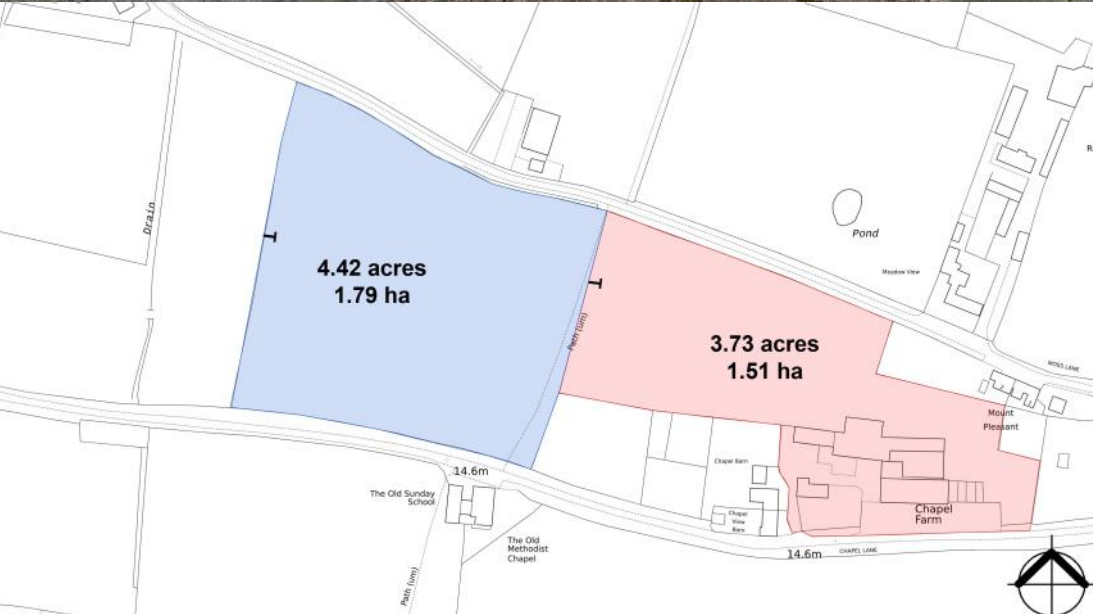
OIRO £750,000



Armitstead
Barnett

Chapel Farm, Chapel Lane, Catforth, Preston PR4 0HX





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Offers in the Region of £750,000

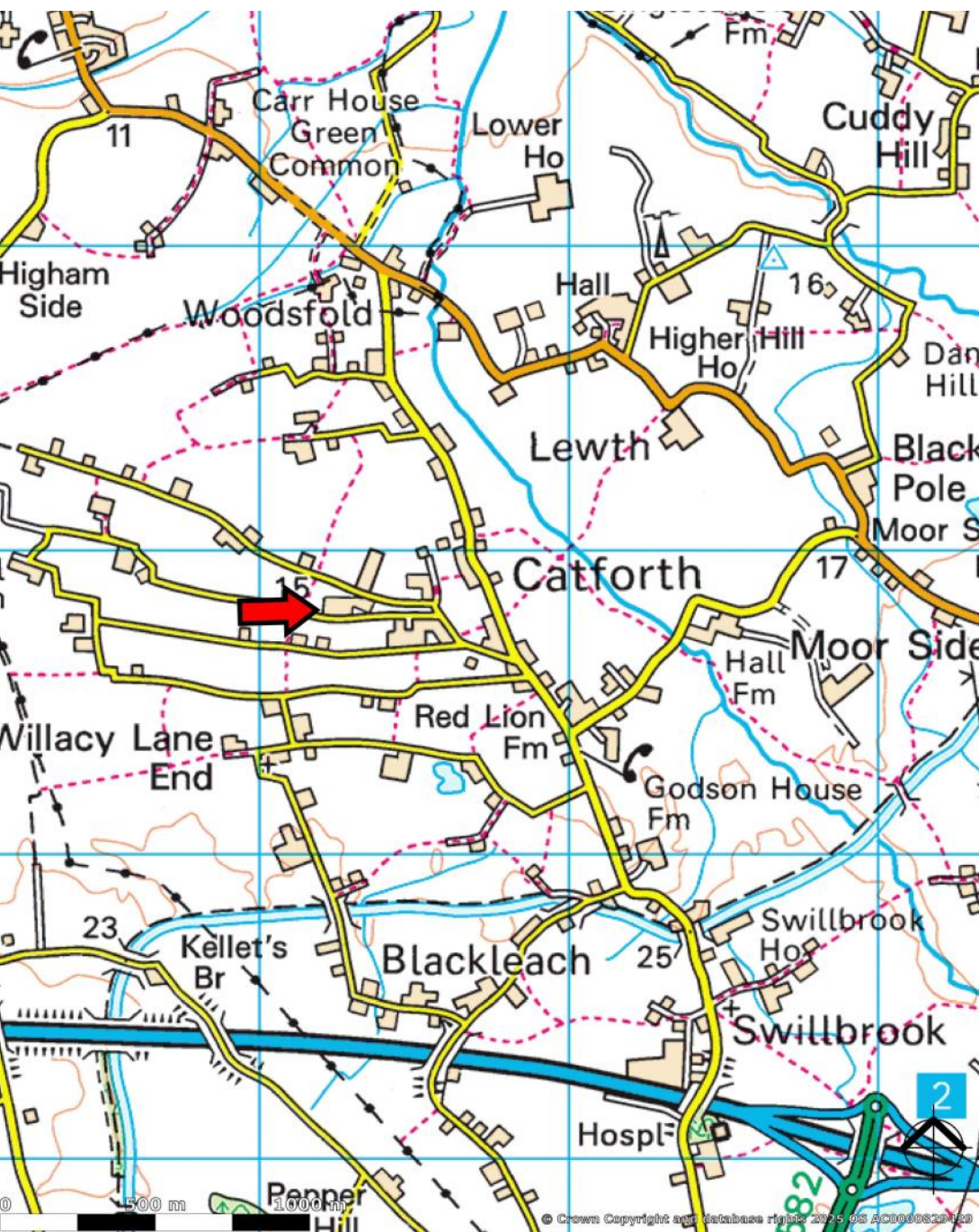
- A Fantastic, well-presented smallholding.
- Spacious 4 bedroomed farmhouse.
- Substantial range of agricultural buildings with alternative use potential (subject to PP).
- Set in **3.73 Acres** [1.51 Hectares]
- Fixed price option to purchase **4.42 Acres** [1.79 Hectares) at £75,000
- Lovely location in close proximity to village
- Good access to main arterial roads and motorway network.



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This superbly located and well-presented smallholding offers a spacious 4 bedroomed family home, a superb range of agricultural buildings with tremendous alternative use potential and grassland paddock all set in **3.73 Acres** [1.51 Hectares ota], for those buyers wanting additional land there is the option to exercise a fixed price option on another 4.42 acres (1.79 hectares) which would then create a smallholding set in **8.15 acres** (3.30hectares) **OTA**

This highly sought after property is likely to be of interest to those with an agricultural, equestrian or development interest, subject to gaining necessary planning consent.

Chapel Farm is tucked away at the edge of the sought-after village of Catforth and is well-located for those who need good access to the main road and networks. There is a primary school in Catforth and senior schools in both Broughton and Kirkham along with a range of shops and public houses and other amenities all within close proximity and just a short distance to junction 2 of the M55 motorway network.



The farmhouse is set back of Chapel Lane and has the benefit of extensive frontage and driveway. From Chapel Lane, The front door leads into an **open hallway** with ground dining room which has been converted into a ground floor bedroom with a connecting en-suite wet room and WC.

A welcoming lounge with a feature electric fireplace being the focal point of the room. Through to a large kitchen/ breakfast room which is the main hub of the house comprising a range of wall and floor mounted kitchen units in oak with contrasting worktop, tile splashback, integral appliances to include double cooker, halogen hob with extractor over, separate conservatory. Leads to the rear of the house

To the first floor: a former master bedroom with a range of built-in wardrobes and a view overlooking the front of the property. Three other good-sized bedroom, separate shower room and family bathroom.

The farmhouse does require a programme of modernisation and refurbishment both internally and externally but allows potential purchasers the opportunity to put their own tastes and specifications on the property.





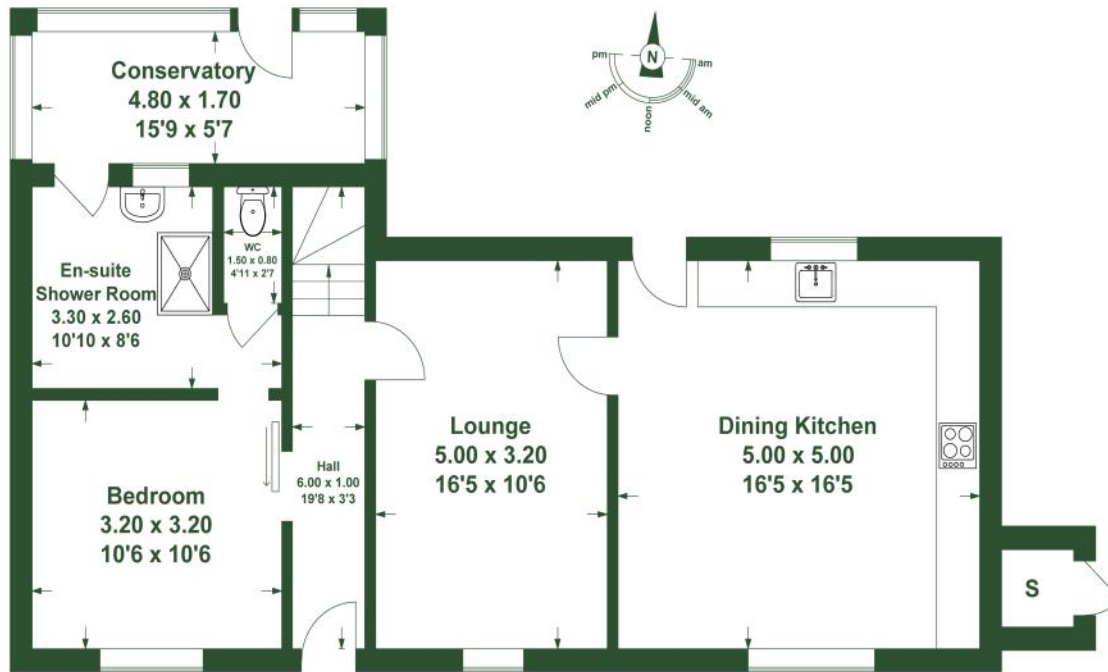
The main benefit of this property is the outside which includes a substantial range of farm buildings, primarily centred round the steel portal frame building to the side with profile cladding and fibre cement roof together with a further steel portal frame workshop, timber section former poultry building which offers scope for alternate use, rear workshop and garage.



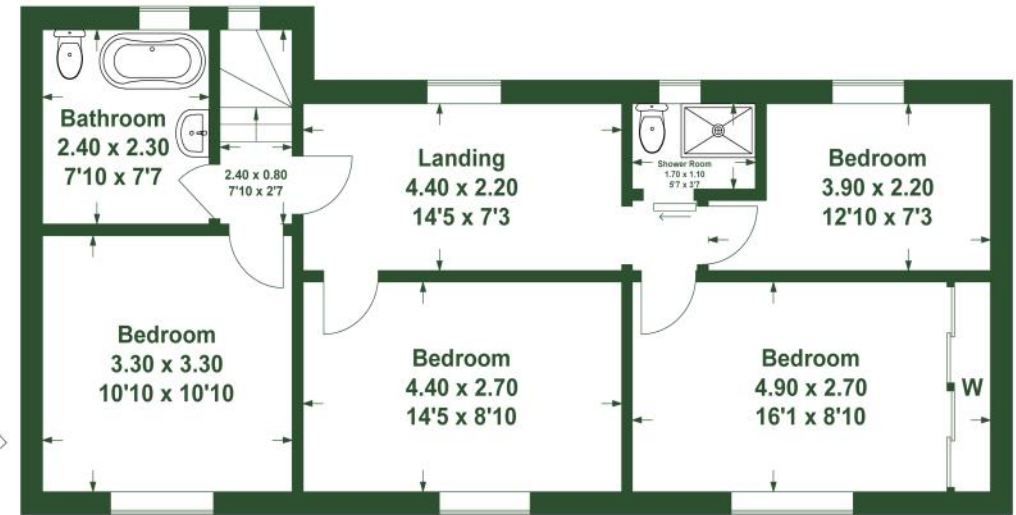
	Name	Description	Measurement
1	Garage Building	Concrete block under pitched fibre cement incorporating utility and workshop 6.1x6.1	12.18 x 7.00m
2	Store	Adjoining garage block, similar construction	7.00m x 5.78m
3	Storage Building	Sectional steel with zinc and profile clad under pitched roof.	20.18m x 7.35m
4	Storage Building	Modern steel portal frame profile clad storage building with large sliding access door.	13.78 x 9.00m
5	General Purpose Building	Steel frame profile and zinc clad pitched zinc roof.	32.12m x 9.58m
6	Workshop Complex	Currently split into 3 sections, used as workshop and car garaging.	28.67m x 7.24m
7	Former Poultry Building	Timber sectional former poultry building.	30.53m x 10.80m

Surrounding the farm buildings is a large concrete area for ample outside storage.

Approximate Gross Internal Area : 147.84 sq m / 1591 sq ft



Ground Floor



First 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.
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Surrounding the farmhouse and yard and buildings is a plot of land which in total gives the plot size of **3.34 Acres** [1.35 Hectares] with the opportunity to acquire adjoining **4.42 Acres** [1.79 Hectares ota] at a fixed price. The land has excellent road frontage and access off Chapel Lane but also Moss Lane to the north.

Overall, a wonderful property with endless opportunities.



General Remarks

Method of Sale: Chapel Farm is offered for sale by Private Treaty. The seller reserves the right to amalgamate, withdraw and exclude the property shown at any time and generally amend the particulars of the sale dependent on the levels of interest.

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

Services: The property has the benefit of mains electricity, main water, heating is by way of oil fired central heating. Foul drainage by way of septic tank. Please note that the septic tank is non-compliant under the latest Binding Regulations and any purchase must factor that in when making their offer.

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.

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

Restrictive Covenants : None known

Listed building : The property is not listed.

Conservation Area / AONB : The property is not located in any conservation or AONB status.

Easement, and Wayleaves or Rights of Way : we understand there is a public footpath which crosses the land as shown on the site plan.

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

Coal field / mining area : Not applicable.

Communications : Most broadband operations 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.

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.

Local Authority: Preston City Council **Council Tax** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Richard Furnival. 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 : mend.helped.chunks

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.

SUBJECT TO CONTRACT



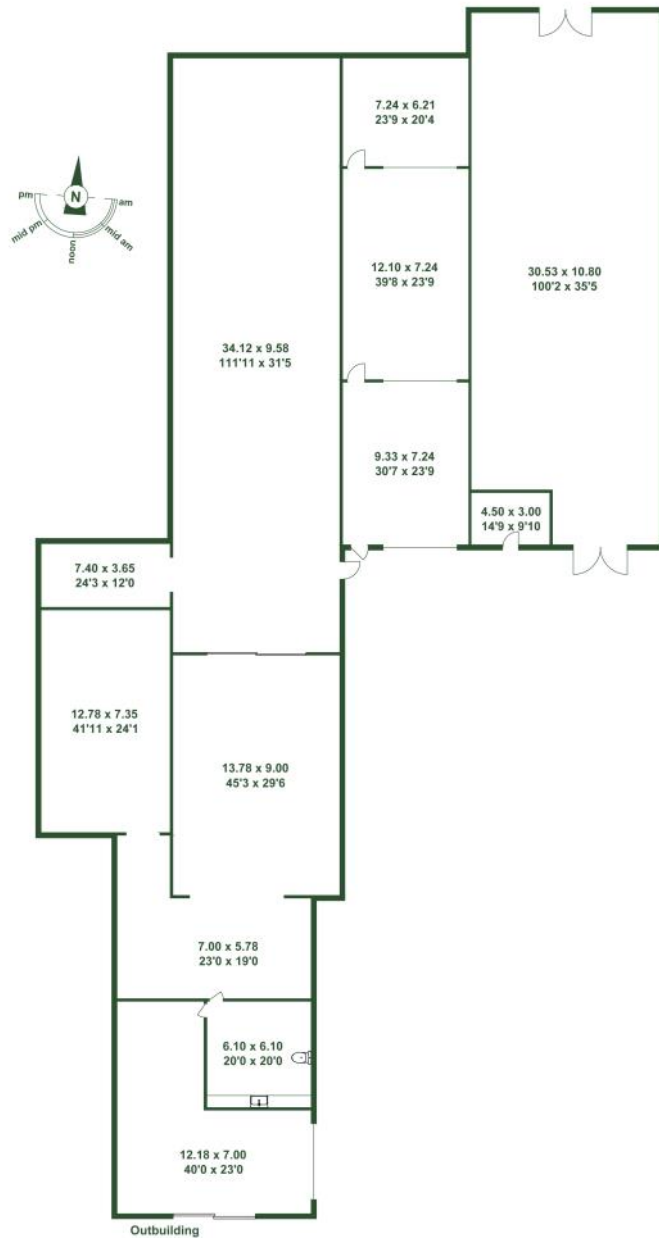
Approximate Gross Internal Area Garage : 1340.94 sq m / 14433 sq ft

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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 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		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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