

£750,000



Armitstead
Barnett

Eaves Green Lane, Goosnargh, Preston, PR3 2FE





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Asking Price £750,000

- So much more than it seems!
- Gorgeous double fronted former farmhouse
- 3 bedrooms, 2 reception rooms, dining kitchen, conservatory
- Detached 2 bedroom annex used as a holiday let
- Spacious plot extending to 0.68 acres (0.27 ha) OTA
- Outline Planning Consent for 2 detached dwellings
- Suit a range of purchasers
- Lovely semi rural location
- Good access to the main road and motorway network



3/5



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Such a wonderful opportunity to suite a variety of buyers! This attractive property includes a 3 bedroom home, a separate annex all in a large immaculately presented plot extending to 0.68 acres (0.27 ha) Outline planning consent has been gained for 2 detached dwellings in the plot. This could appeal to a wide range of buyers, from those who simply want to live in a gorgeous rural Goosnargh location with plenty of garden space, to those who require multi-generational living or those who would like to build 2 new homes whilst living in the comfort of the main house and the annex potentially generating an income!

Located in Rural Goosnargh, the property occupies an attractive plot and has a rural feel without isolation. The village of Goosnargh is a sought-after location, with a village green as its centrepiece and Church and primary school tucked just off. There are two public houses and some village shops. The village of Broughton is found to the West and Longridge to the East. There is good access to the main road and motorway network making this an ideal spot for commuters.

Set in a spacious plot which is evident from the drive with gardens both sides of a beech hedge. The gravel drive leads to a spacious parking area at the side of the property and ahead of the double garage. The attractive main house is double fronted with gardens at the front. Day to Day access is taken through the conservatory at the side. This is a lovely room, which has patio doors and enjoys views over the gardens. A fully glazed door leads to the inner hall which has an oak floor and doors off to various ground floor rooms



The centrepiece of this super property is the dining kitchen, with a range of base kitchen units and a contrasting granite work surface, a window seat has been incorporated. The kitchen has a range cooker with an extractor over. An integrated dishwasher, fridge freezer and washing machine is included and there is underfloor heating in this space.

Two reception rooms are found at the front of the property. The living room is spacious and has a square bay window to the front with a window seat to allow views over the front gardens. There is also a window to the rear. A wood burning stove provides a cosy focal point to the room.



The Lounge also has a square bay window to the front and has a woodburning style stove set in a stone surround, again creating a cosy feel.



Armitstead Barnett

abarnett.co.uk



The staircase rises to the first floor where there are 3 bedrooms in total. The Principal Bedroom enjoys windows to the front and side and includes a shower ensuite.

The second bedroom has views out to the front, whilst the third has a window to the rear. The family bathroom has a bath, shower, WC, wash hand basin set in a unit.

There is potential to extend the house subject to gaining any necessary consents





To the rear is a converted barn which serves as a very handy annex. Immaculately presented, this annex has been let and more recently used as a holiday let. A super income generator or ideal for multi-generational living. The kitchen has a range of kitchen units with a contrasting worksurface incorporating a breakfast bar. Integrated gas hob, double oven, washing machine and a dishwasher.

The lounge has windows to 2 sides and patio doors to the gardens. A wood burning stove is set in the corner. The shower room is on the ground floor and includes shower, wash hand basin, WC and heated towel rail. The first floor has 2 bedrooms and a bathroom.





Outline Planning Permission has been granted under application number 06/2024/1252 "outline application for up to 2no. dwellings seeking approval for access only (all other matters reserved)"

The current outline plans show the existing driveway being used to access the two plots. The planning consent will involve the removal of the garage for Yew Tree Farm. The planning consent document is within the sales particulars along with the site plan. For further information please see Preston City Council's website.

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

Application no: 06/2024/1252



Agent:

John Rowe,
John Rowe Architecture
16 High Street
Great Eccleston
Preston
PR3 0YB

Applicant:

Mr & Mrs Malcolm Smith
Yew Tree Farm
Eaves Green Lane
Goosnargh
Preston
Lancashire
PR3 2FE

Decision date: 14-Feb-2025

Valid date: 19-Dec-2024

Development proposed:

Outline application for up to 2no. dwellings seeking approval for access only (all other matters reserved)

at:

Land south of Yew Tree Farm Eaves Green Lane, Goosnargh Preston PR3 2FE

Preston City Council hereby give notice that **OUTLINE PERMISSION HAS BEEN GRANTED** for the carrying out of the above development in accordance with the application plans and documents listed below and subject to the following conditions:

1. The development hereby permitted shall only be implemented in accordance with the approved plans. This approval relates to drawing numbers:

- Location Plan (dwg no. LP02 A)
- Proposed Site Plan (dwg no. 02 rev A)
- Indicative Site Plan (dwg no. 04 Rev A)
- Visibility Splay (dwg no. LP01)

Note

For rights of appeal in respect of any conditions attached to the permission see the attached notes.

N Somers

Assistant Director (Head of Development Management and Building Control)

Development & Housing Directorate
Preston City Council
Town Hall
Lancaster Road
Preston
PR1 2RL

Page 1 Decision Notice

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2. Before any development is commenced approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely, the layout, scale, appearance, access and landscaping. The landscaping proposals shall be carried out before any of the buildings are occupied or at such time as the approved proposals may provide.
3. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than which ever is the later of the following dates: a) the expiration of three years from the date of this permission, b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. Any application for the approval of reserved matters of layout and/or landscaping shall be accompanied by a landscaping scheme for both hard and soft landscaped areas, replacement tree planting to compensate for the proposed loss of trees/hedges, a planting schedule, a timetable for implementation and future management, details of a protection plan for any retained trees/hedges and details of any proposed boundary treatments. The development shall be carried out in accordance with the approved details.
5. Any application for the approval of reserved matters of landscaping shall be accompanied by a scheme for Biodiversity Enhancement Measures along with details of the timetable for its implementation, and the development shall thereafter be implemented in accordance with the approved details.
6. Should contamination be encountered, or is suspected in areas where it had not been anticipated, then a scheme for detailed investigation, risk assessment, remediation and verification shall be submitted for the written approval of the Local Planning Authority prior to all but urgent remediation works necessary to secure the area. The remediation scheme shall be carried out in accordance with the approved details.
7. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.
8. No development hereby approved, including demolition, site clearance, or earth moving works shall commence, or material or machinery brought on site, until a scheme including details of reasonable avoidance measures to limit the risk of damage to amphibians and small mammals has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in complete accordance with the duly approved details.

The reasons for the conditions are:

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. The permission is an outline planning permission.
3. Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990.

Page 2 Decision Notice

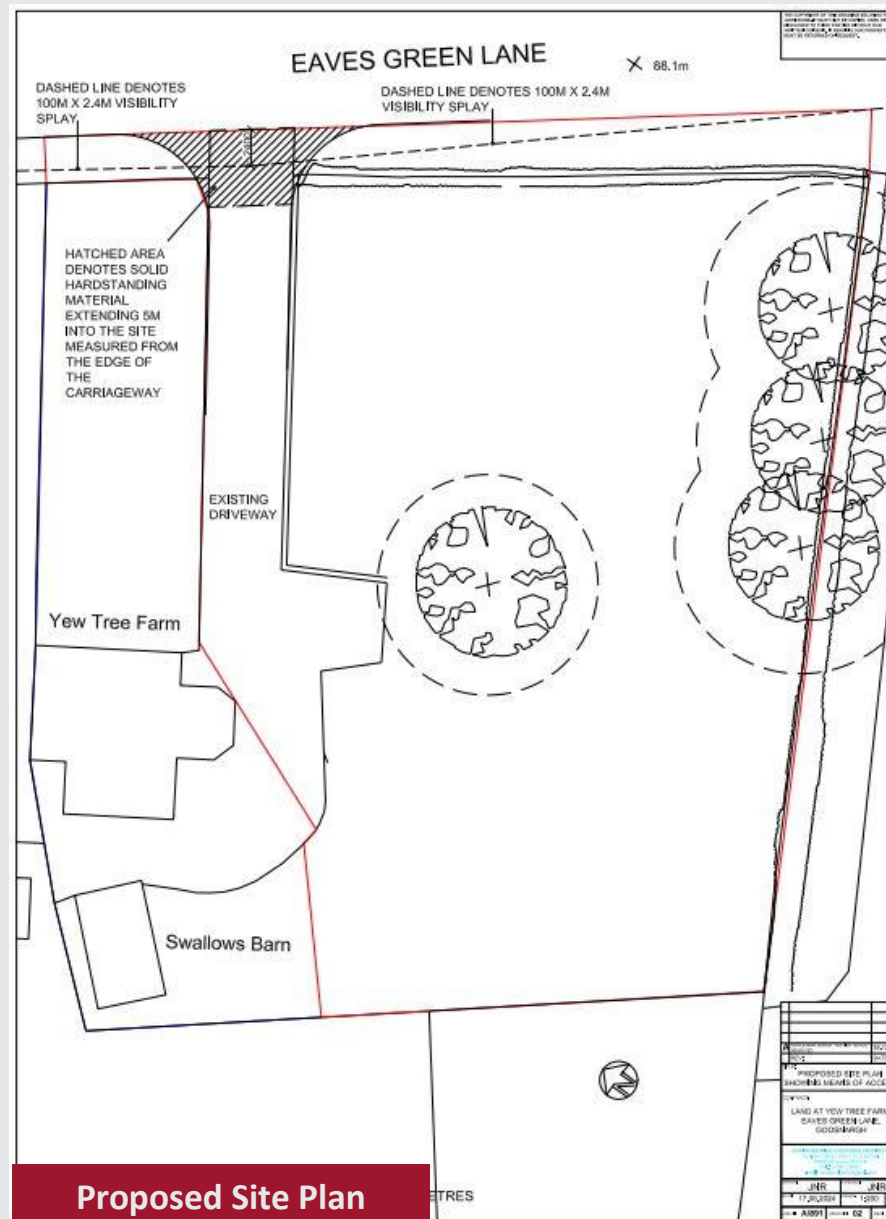
- 2 -

4. To prevent damage to those existing trees, shrubs or hedges indicated on the approved drawings and approved landscape plans as remaining on completion of the development in accordance with Policy EN10 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
5. To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies EN10 and EN11 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies), the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2010.
6. In order to prevent unidentified source of contamination impacting upon the development to ensure that site investigation and remediation strategy can be undertaken so that development will not cause pollution of ground and surface waters both on and off site and to ensure that the potential effects of ground contamination are known about and adequately mitigated in accordance with the Policy EN7 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.
7. To prevent flooding by ensuring the satisfactory storage of/disposal of foul and surface water from the site and to reduce the risk of flooding from blockages of existing culvert(s) and to the proposed development and future occupants, in accordance with Adopted Central Lancashire Core Strategy Policy 29 and the National Planning Policy Framework.
8. Details required prior to commencement of development to ensure that appropriate measures are taken to establish whether habitats on the site which are suitable to support protected species are (or become) used by these species in cases where development is delayed, and to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Policies EN10 and EN11 of the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) 2012-26 (Site Allocations and Development Management Policies), the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

INFORMATIVE:

Compliance with paragraph 39 of the National Planning Policy Framework

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 39 of the National Planning Policy Framework, by providing pre-application advice, liaising with the applicant, assessing the proposal against relevant planning policies and all material considerations including representations that have been received and subsequently deciding to grant planning permission in accordance with the presumption in favour of sustainable development.





General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an LPG central heating system. There is an electric hook up for a motorhome/caravan/campervan. Foul drainage is via a septic tank which the vendors is unsure if its compliant with current regulations.

Parking allocated and number of spaces : Garage and driveway

Construction Type : Part brick, part stone, rendered under a slate roof. Kitchen extension has concrete tiles.

Building Safety : N/A

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : There is a right of access to neighbours garden to repair and maintain septic tank.

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 : Outline Planning Permission has been granted under application number 06/2024/1252 "outline application for up to 2no. dwellings seeking approval for access only (all other matters reserved)"

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

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

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

B4RN : Not available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.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: Preston City Council **Council Tax:** Band E

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 : ///alright.strong.clerk

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.

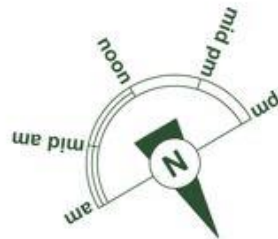
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

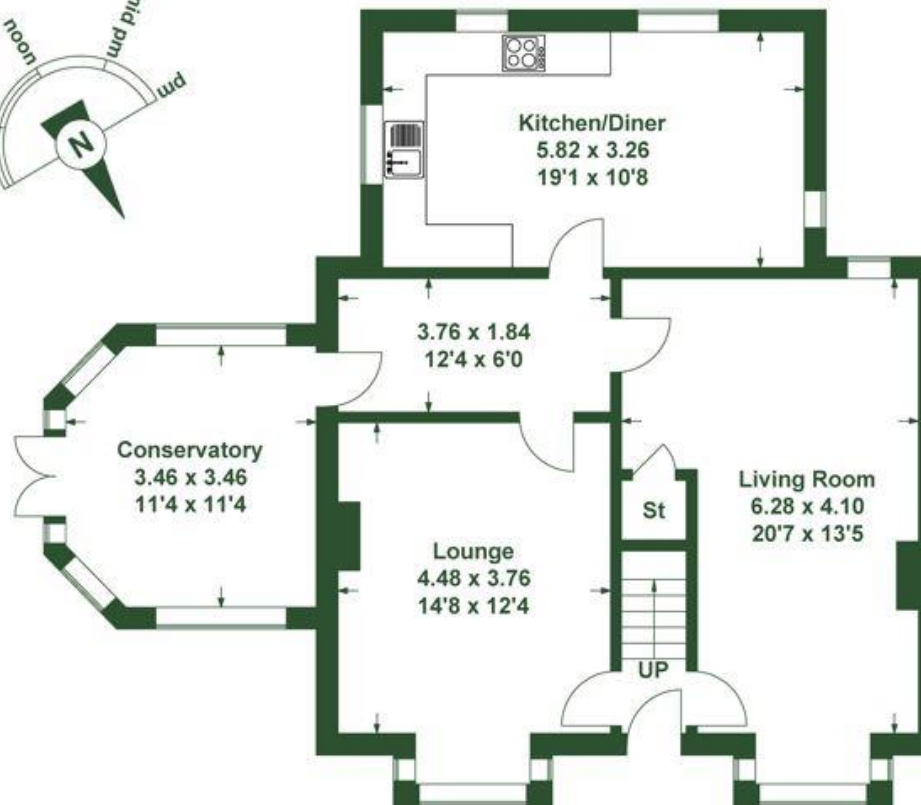


Approximate Gross Internal Area : 135.54 sq m / 1459 sq ft
 Annex : 67.21 sq m / 723 sq ft
 Garage : 29.16 sq m / 314 sq ft
 Total : 231.91 sq m / 2496 sq ft

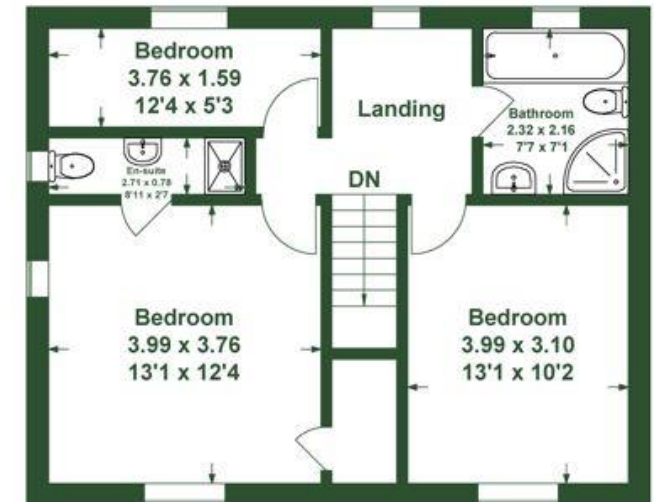
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Garage



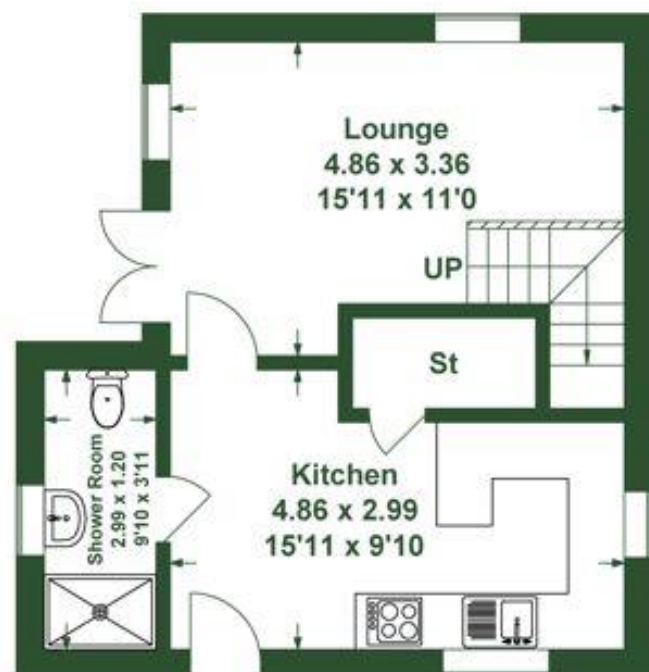
Ground Floor



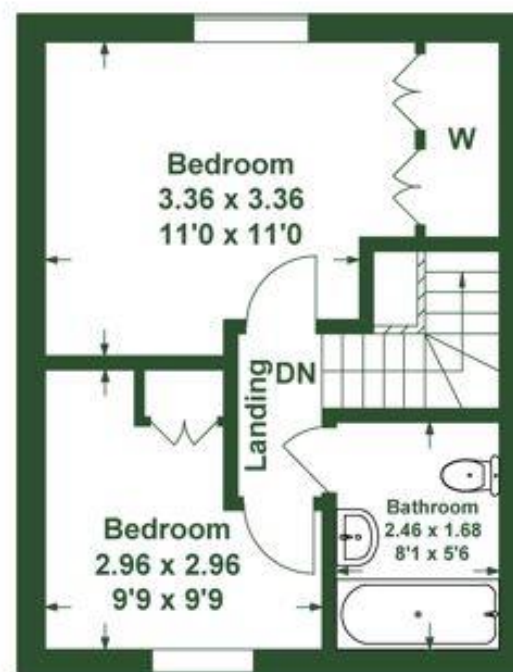
First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

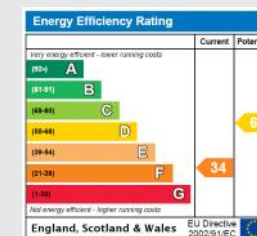
01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy 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 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



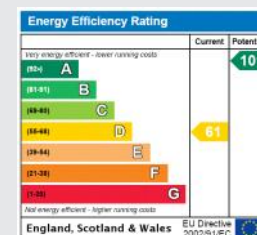
Annex Ground Floor



Annex First Floor



Property EPC



Annex EPC



North Lancashire

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