



Plot 3, The Paddocks, Hest Bank, Lancaster, LA2 6LJ
Offers in the Region of £385,000



Example



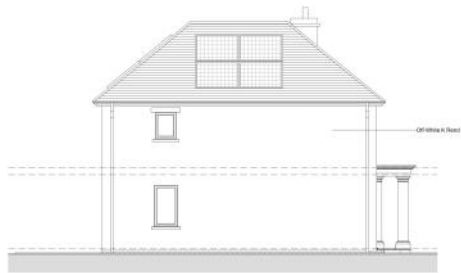
Plot 3, The Paddocks, Hest Bank, Lancaster, LA2 6LJ

O.I.R.O £385,000



0.45 Acres

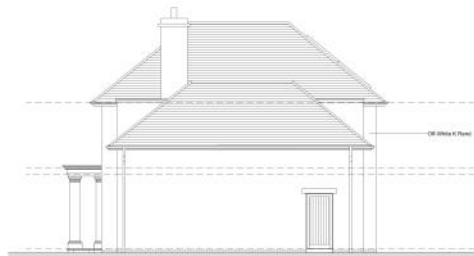
-
- Superb development opportunity with full planning consent for a detached dwelling
 - High end value property in a highly sought-after village position
 - Plot extending to approximately 0.45 acres or thereabouts
 - Services available locally.



South Elevation



Section A-A



North Elevation



Section B-B

<p>PROJECT INFO As Proposed Near Dinnington The Meadows, Hest Bank Lancaster, LA2 8JF</p> <p>OWNER Mr Sam Cooper</p> <p>DESIGNER INFO As Proposed Elevations and Sections with Dormer Window</p>		<p>DATE 12/08/24</p> <p>SCALE 1:50</p> <p>PROJECT NO 2487-131</p>
<p>PLANNING</p> <p>APPROVALS</p> <p>DATE 12/08/24</p> <p>SCALE 1:50</p> <p>PROJECT NO 2487-131</p>		<p>DATE 12/08/24</p> <p>SCALE 1:50</p> <p>PROJECT NO 2487-131</p>

NOTES



East Elevation



West Elevation

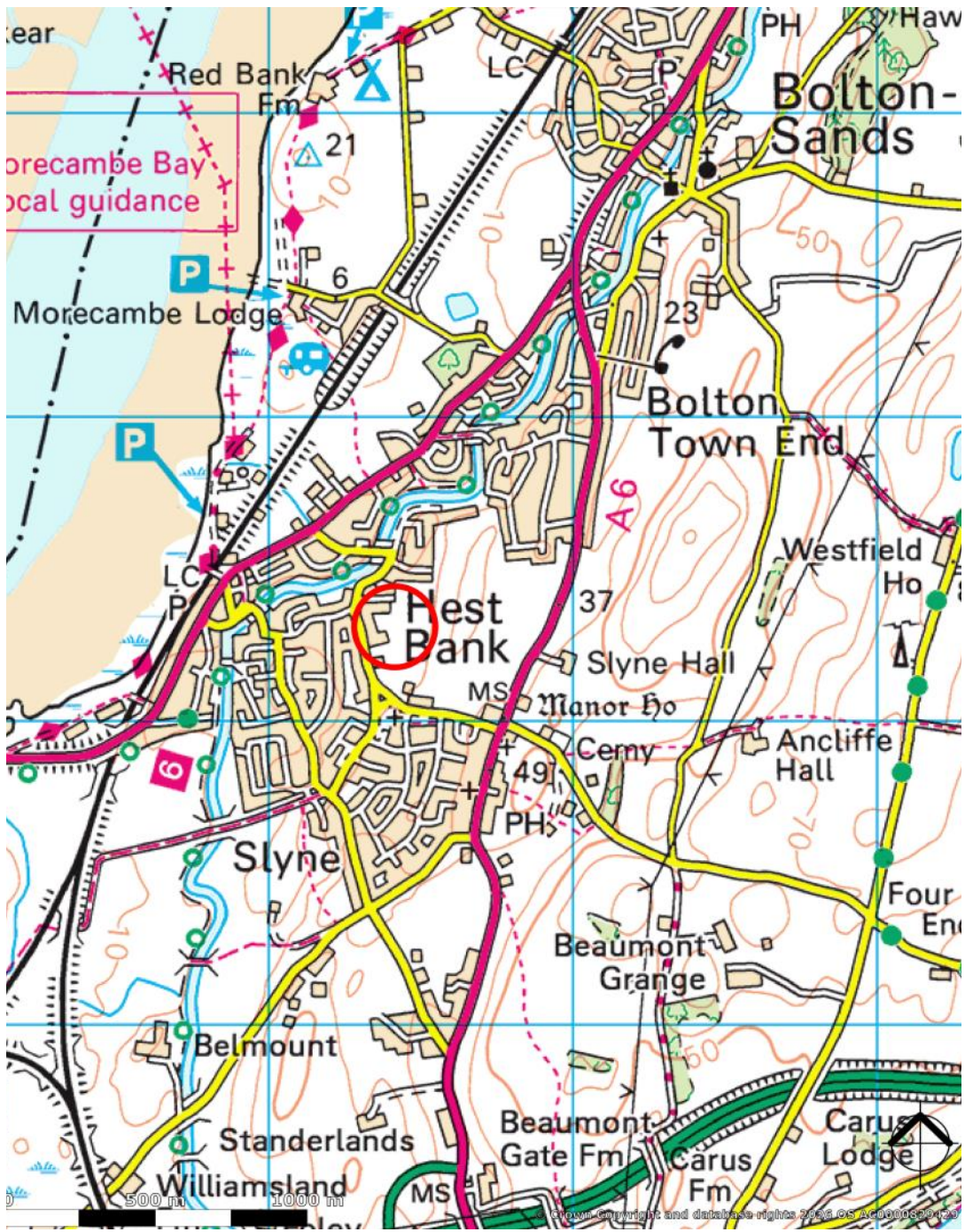
<p>PROJECT INFO As Proposed Near Dinnington The Meadows, Hest Bank Lancaster, LA2 8JF</p> <p>OWNER Mr Sam Cooper</p> <p>DESIGNER INFO As Proposed Elevations with Dormer Window</p>		<p>DATE 12/08/24</p> <p>SCALE 1:50</p> <p>PROJECT NO 2487-138</p>
<p>PLANNING</p> <p>APPROVALS</p> <p>DATE 12/08/24</p> <p>SCALE 1:50</p> <p>PROJECT NO 2487-138</p>		<p>DATE 12/08/24</p> <p>SCALE 1:50</p> <p>PROJECT NO 2487-138</p>

This development opportunity is rare and offers the chance to acquire a building plot with the benefit of full planning consent in a highly desirable village position. The planning allows for a substantial family home, in an exclusive location with only two other properties of significant value.

Nestled within the coastal village of Hest Bank, near Lancaster, this location is ideally positioned for those seeking excellent access to the M6 motorway, with Junction 34 being just 3 miles away. For those looking to travel further afield, Lancaster railway station is within easy reach, offering direct links to London Euston.

The family market is well served by a selection of highly regarded local primary and secondary schools, alongside a number of respected independent schools in the area. The historic city of Lancaster is just 4 miles away, offering an excellent range of amenities, including a range of independent and high street shops, restaurants, and services.

For those with outdoor interests, the property enjoys proximity to the scenic coastline of Morecambe Bay, with attractive walks and cycle routes close by, while the Lake District National Park can be easily reached and enjoyed all year round.



The proposed development provides full planning consent under planning reference **25/00621/FUL**. The plot extends to approximately 0.45 acres or thereabouts and has full planning consent for a substantial 5-bedroom residence with a high developed value. The accommodation is set over two floors and offers extensive accommodation extending to approximately **3,200 sq ft** with an additional garage and utility area of approximately 500 sqft. The plans have been carefully designed to create an excellent living space with the ground floor offering an open kitchen living space with an outlook to the rear, separate office space and WC facilities with access to the utility and garage space. The first floor provides 5 bedrooms and a house bathroom, 3 of the bedrooms are designed as bedroom suites with the principle bedroom spanning full width of the property.

Externally, the plot provides a generous space with ample space for parking and an integral garage space. Set within a quiet residential area of just three properties the position is exclusive to the area, well hidden and offers great privacy. The other two properties have been completed and show the high end values which can be achieved.

Looking to create a dream family home, in a highly sought after location – this is not to be missed.

General Remarks:

Services: Services are available to the site. The top coat of tarmac on the road will be installed on completion of Plot 3. Lighting services are provided and serviced by the existing two properties.

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.

Please note: Plans and photographs are for identification purposes only.

Restrictive covenants: None known.

Conservation Area / National Landscape: None known.

Easements, Wayleaves or Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

We are aware that 'The Paddocks' is a private road and future maintenance may apply, split between the users.

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

Planning Consents: The property has full planning consent under planning reference 25/00621/FUL. All planning related enquiries should be made directly to the local authority.

Broadband: Available to the site but not connected.

Buyer 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.

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

Local Authority: Lancaster City Council. All planning enquiries should be made directly to Lancaster City Council quoting the planning reference above.

Viewings: The subject property can be viewed during any reasonable daylight hours for anybody in receipt of a copy of the sales particulars.

Health & Safety: Care should be taken when accessing the site. Armitstead Barnett accept no responsibility for any loss or damage cause when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment

- No children allowed on site

What3words location: [///focus.rush.tripling](https://www.what3words.com/?focus.rush.tripling)

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.

IMAGES TAKEN APRIL 2026.





North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!



Abarnett.co.uk