

From £615,000



Armitstead
Barnett

Manor Croft Development, Garstang Road, Barton, PR3 5DQ



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From £615,000

- Exclusive site of just 6 detached homes
- Built by Lancashire firm Lanley Homes
- Excellent specification and finish
- Set in the sought after village of Barton
- Good access to the main road and motorway network
- Ideal for those who commute

Lanley Homes are doing it again – offering superb 4 and 5 bedroom family homes nestled into the village of Barton. Lancashire based Lanley Homes are experts in building exclusive new homes in super village locations. Blending fantastic contemporary design yet with a substantial traditional feel, these houses are likely to suit many buyers and offer fantastic family living spaces.

The houses will be constructed to the highest standards and attention to detail in both design and finishes. The generous floor spaces allow a generous open living kitchen, dining and family areas with great flexibility for both dining and lounging along with fantastic bedrooms spaces. The layout has been carefully considered by the developer to make them suitable for modern family life.

The village of Barton enjoys various amenities to include a school, church, village hall, public house, hotel and has plenty of opportunity for enjoying the outdoors with canal side walks and walks into the Forest of Bowland to include Beacon Fell, Chipping and Whitewell

The nearby village of Broughton has further amenities. The market town of Garstang is 6.5 miles away and provides various amenities to include a number of independent shops, supermarkets, public houses, restaurants and healthcare providers.

Positioned north of Preston on the A6 ensuring that the property has good access to the main road and motorway network which means that the property is ideal for those who commute. The properties are found 5.5 miles to the north of Preston, 20 miles to the south of Lancaster and around 37 miles to Manchester. The City of Preston has a more extensive range of amenities.





Plot 1

Plot 1 - £635,000

The front door opens into a spacious entrance hall which has a staircase which rises to the first floor and doors off to various ground floor rooms. The house has the benefit of a fantastic open living kitchen with bi-fold doors out to the gardens and views to the front, side and rear of the property. The utility room is found at the rear of the property which also has a door out to the outdoor space. The property has two further reception rooms and a WC with cloak store area to the ground floor.

The staircase rises up to the first floor where there are four bedrooms in total, the principal bedroom has views to the front and side of the property and includes a shower ensuite. The guest bedroom also has views to the front and side of the property and includes a shower ensuite. There are two bedrooms positioned at the rear of the property which share a family bathroom.



Plot 2

Plot 2 - £615,000

The property is entered through the front door where there is a spacious entrance hall with a WC off. Further doors lead through to various ground floor rooms. The hubs of this fantastic family home is likely to be the living kitchen which has both bi-fold and patio doors out to the rear gardens. This is a wonderful space which offers great flexibility to enjoy both lounging and dining. There are two further reception rooms positioned at the front of the property. A cloak room and utility are also provided. The utility room has a door out to the side of the property designed with practicality in mind.

The staircase rises up to the first floor where there is a spacious landing. The principal bedroom is positioned at the rear of the property and includes a shower ensuite, both bedrooms two and three enjoys views out to the front of the property and also include shower ensuites. Bedroom four and five are found at the rear with views over the rear gardens and are served by a spacious family bathroom.



Plot 3

Plot 3 - £685,000

The front door opens into a spacious entrance hall which has a WC off and the cloakroom and utility room can be accessed from here. The utility room has access out to the side of the property – designed with practicality in mind. The hub of this fantastic home is likely to be the living kitchen with both bi-fold doors and patio doors out to the rear gardens and grounds – perfect for outdoor entertaining. There are two further receptions rooms positioned at the front of the property.

The staircase rises up to the first floor where the principal bedroom enjoys views out to the rear juliet balcony and shower ensuite. The second and third bedrooms each have views out to the front and each have a shower ensuite. Bedrooms four and five have views over to the rear of the property and are served by a spacious family bathroom.



Plot 4

Plot 4 - £640,000

The front door opens into the entrance hall and there is a WC and cloak area off along with the utility room – designed with practicality in mind. The hub of this super property is likely to be the living kitchen which also enjoys bi-fold doors and patio doors out to the rear along with a view to the side of the property. A lounge /snug is found at the front with views to both the front and side of the property. This property incorporates an integral garage which is accessed from the entrance hall.

The staircase rises up to the first floor where there are four bedrooms in total. The principal bedroom is positioned at the rear of the property and enjoys a shower ensuite. Bedrooms two and three have views to either the front or rear of the property and both include a shower ensuite. Bedroom four enjoys views out to the rear and is served by the family bathroom which is found towards the front of the property. A study is also provided which has views to the front.



Plot 5

Plot 5 - £685,000

The front door opens into the entrance hall which has a traditional feel with a reception room either side. Each of these rooms has views out to the front of the property. The living kitchen is positioned at the rear of the property and gives ample space for both dining and lounging to suit the buyer. Bi-fold doors and patio doors can be thrown open making this a perfect space for outdoor entertaining. There is also a window to the side ensuring that there is plenty of natural light. Off the entrance hall there is also a cloak store, WC and utility.

The staircase rises to the first floor where the principal bedroom is positioned at the rear with a juliet balcony and a shower ensuite. Bedrooms two and three each have views out to the front of the property and enjoy a shower ensuite. The fourth and fifth bedroom have views to the rear of the property and are served by the family bathroom.

Plot 6 - £645,000

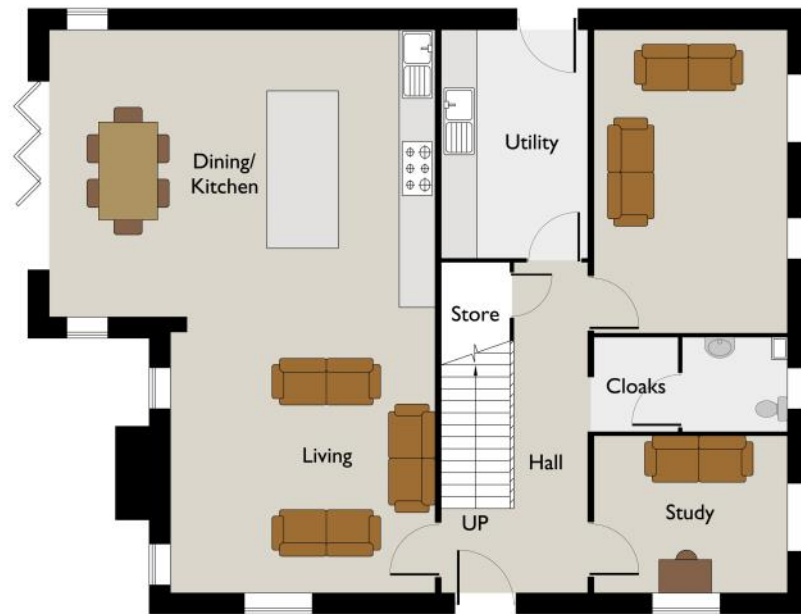


Plot 6

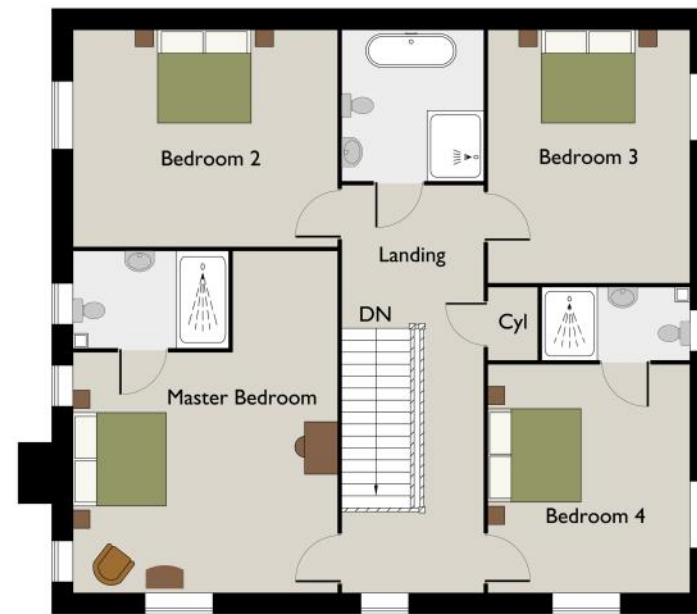
The front door opens into a spacious entrance hall which has doors off to various ground floor rooms. The hub of this fantastic family home is within the living kitchen which is a fantastic space and can be used with flexibility for both dining and lounging to suit the buyer. This room has the benefit of bi-fold doors and patio doors to the rear along with the windows to the side of the property ensuring that there is plenty of natural light. There is a further reception room at the front of the property and a WC and utility room off the entrance hall. This room has an integral garage with a door from the entrance hall into the garage area.

The staircase rises up to the first floor where there is a spacious landing. The principal bedroom is positioned at the rear of the property and offers views to both the side and rear. A shower ensuite is also provided. Bedrooms two and three are found on the opposite side of the house with views to either the front or the rear and each having a shower ensuite. Bedroom four has views out to the rear and is served by the spacious family bathroom. A useful study is provided with views out to the front of the property.

Plot 1



Ground Floor

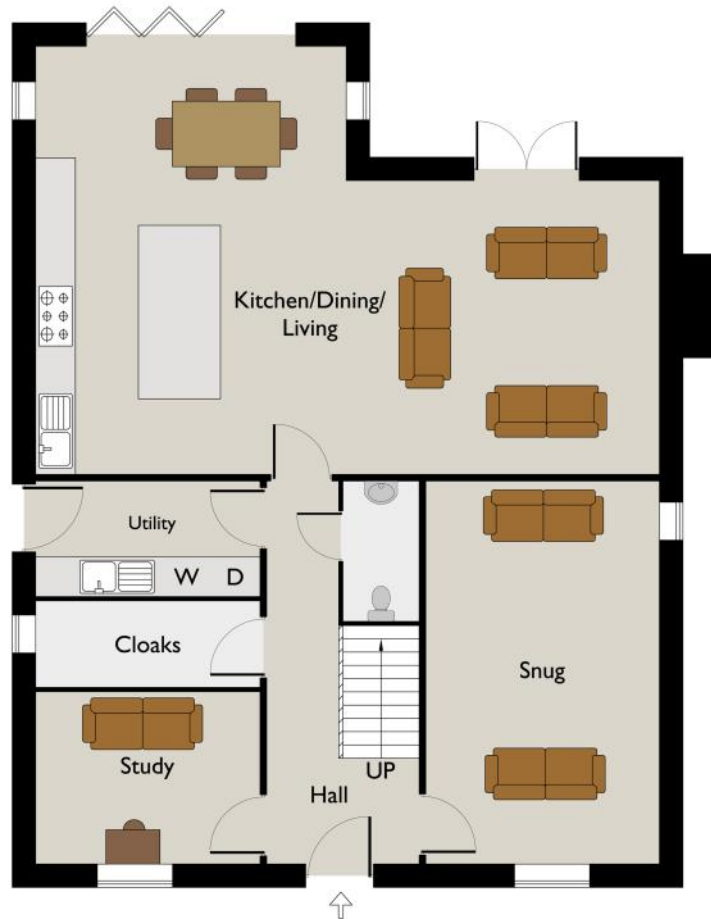


First Floor

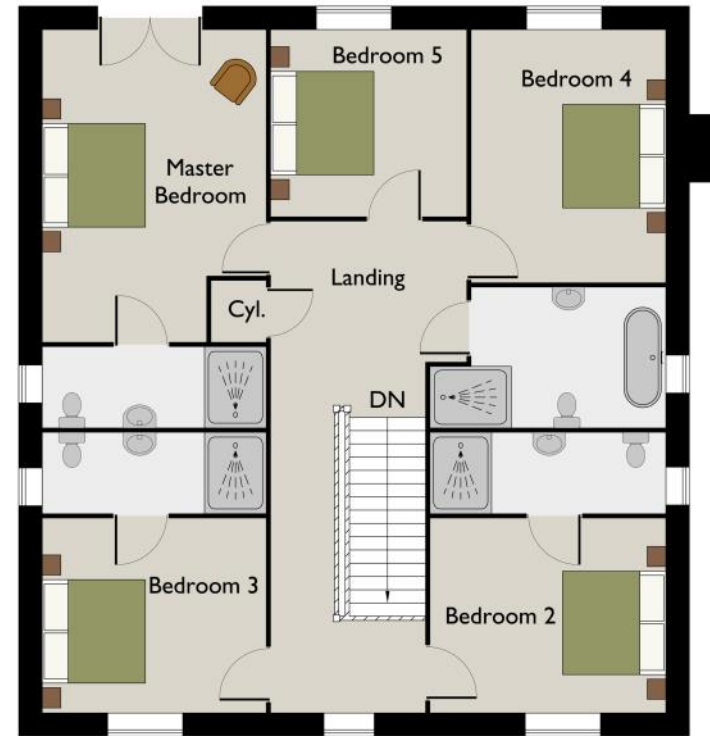
Approximate Gross Internal Area : 203.39 sqm / 2189.27 sq ft

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Plot 2



Ground Floor

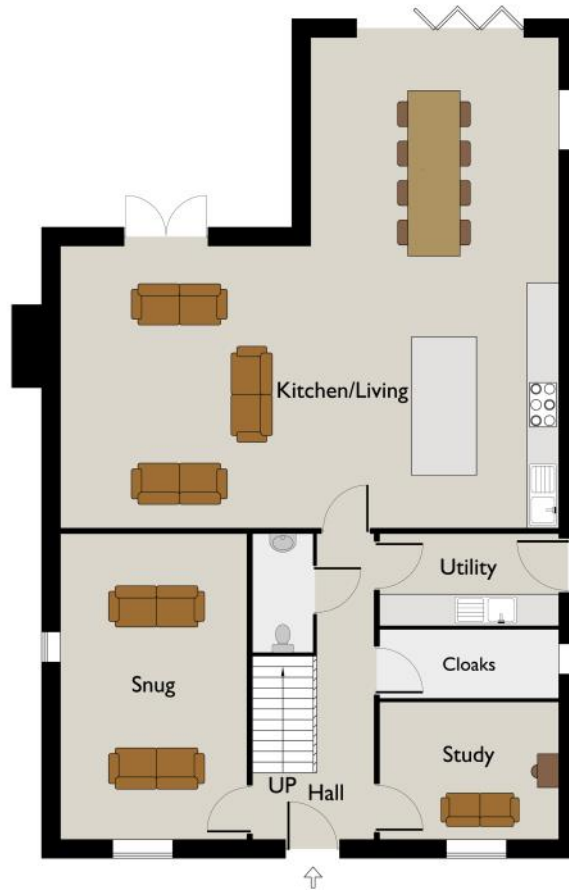


First Floor

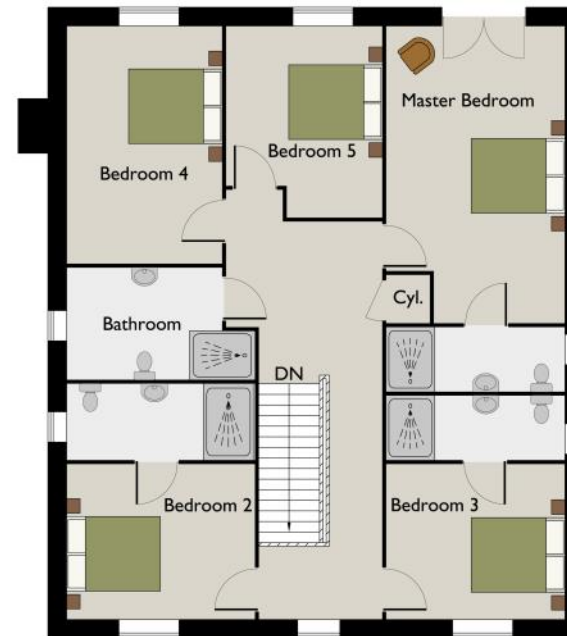
Approximate Gross Internal Area : 203.49 sqm / 2190.34 sq ft

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Plot 3



Ground Floor

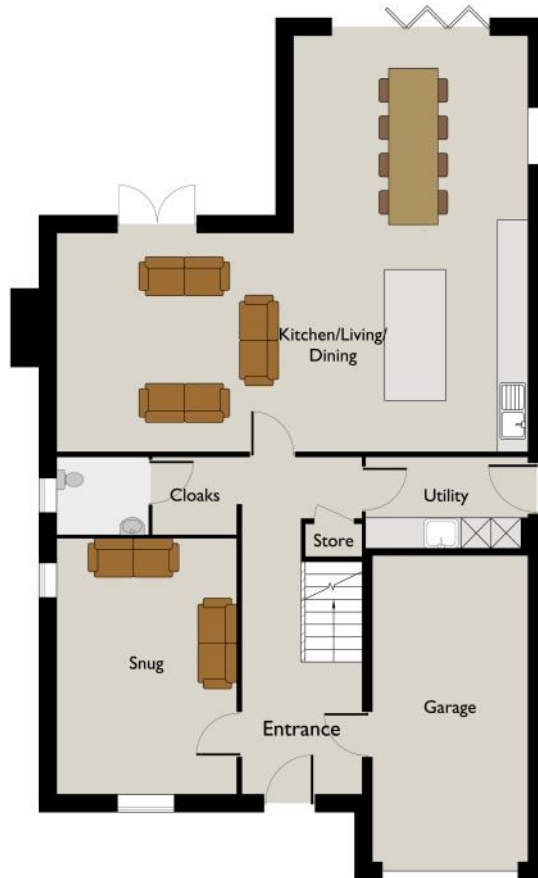


First Floor

Approximate Gross Internal Area : 229.41 sqm / 2469.34 sq ft

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Plot 4



Ground Floor



First Floor

Approximate Gross Internal Area : 213.96 sqm / 2303.04 sq ft

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Plot 5



Ground Floor



First Floor

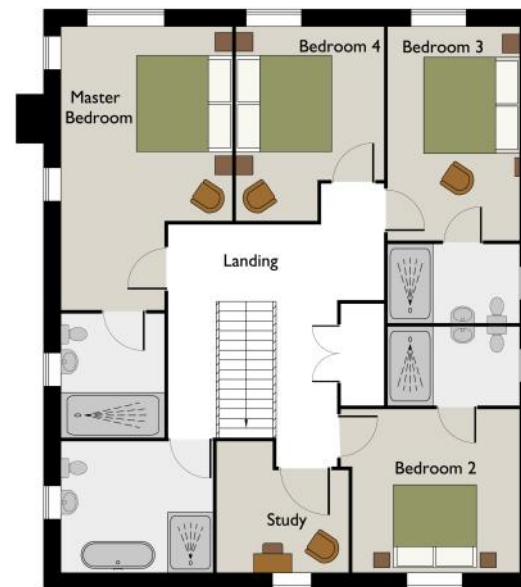
Approximate Gross Internal Area : 229.41 sqm / 2469.34 sq ft

For illustrative purposes only. Not to scale.
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Plot 6



Ground Floor



First Floor

Approximate Gross Internal Area : 213.40 sqm / 2297.01 sq ft

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responsibility is taken for any error.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system. The properties have solar panels.

Parking allocated and number of spaces : Parking is available on the driveway and in the garage.

Construction Type : Brick and tile

Building Safety: N/A

Restrictive Covenants : There are some restrictive covenants on the site to assist in maintaining the site appearance, for example; no large vans or caravans on the drive, cannot build in the garden without consent etc.

Listed building : The properties are not listed.

Conservation Area / AONB : N/A

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

Footpaths / Bridleways : N/A

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

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known. 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

Communications :

Broadband: Openreach available in the area

Mobile signal: Vodafone, EE, 02 and Three 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.

Please note: Armitstead Bamett 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: Wyre Borough Council **Council Tax:** Band TBC

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 : ///into.create.before

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett 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

New build clause : The plans, images and specifications shown in this brochure are as planned. Alterations may be made during construction. The buyer should satisfy themselves with the property ahead of exchange.. Please refer to the ICW Code for New Homes for further property information.

SUBJECT TO CONTRACT

SPECIFICATION LIST



KITCHENS

- Choice of colour and style of units
- Choice of worktops and upstands
- Granite upgrade (at an extra cost)
- Contemporary sink
- Induction hob and oven
- Fridge freezer
- Dishwasher

UTILITY ROOM

- Space and plumbing for freestanding washing machine
- Sink and drainer
- Choice of worktop and upstand to match kitchen, base and wall units

FAMILY BATHROOM

- Contemporary white bathroom suite
- Thermostatic shower
- Mixer taps to bath and basin
- Chrome heated towel rail
- Vanity unit
- LED spotlights
- Choice of wall tiles and floor coverings (dependent on stage of build)

ENSUITE

- Contemporary white bathroom suite with mixer taps to basin
- Thermostatic shower
- Shower enclosure
- Chrome heated towel rail
- Vanity unit
- LED spotlights
- Choice of wall tiles and floorcoverings (dependent on stage of build)

DOWNSTAIRS WC

- Contemporary white suite
- Mixer taps to basin
- LED spotlights
- Choice of wall tiles and floorcoverings (dependent on stage of build)

EXTERNAL FEATURES

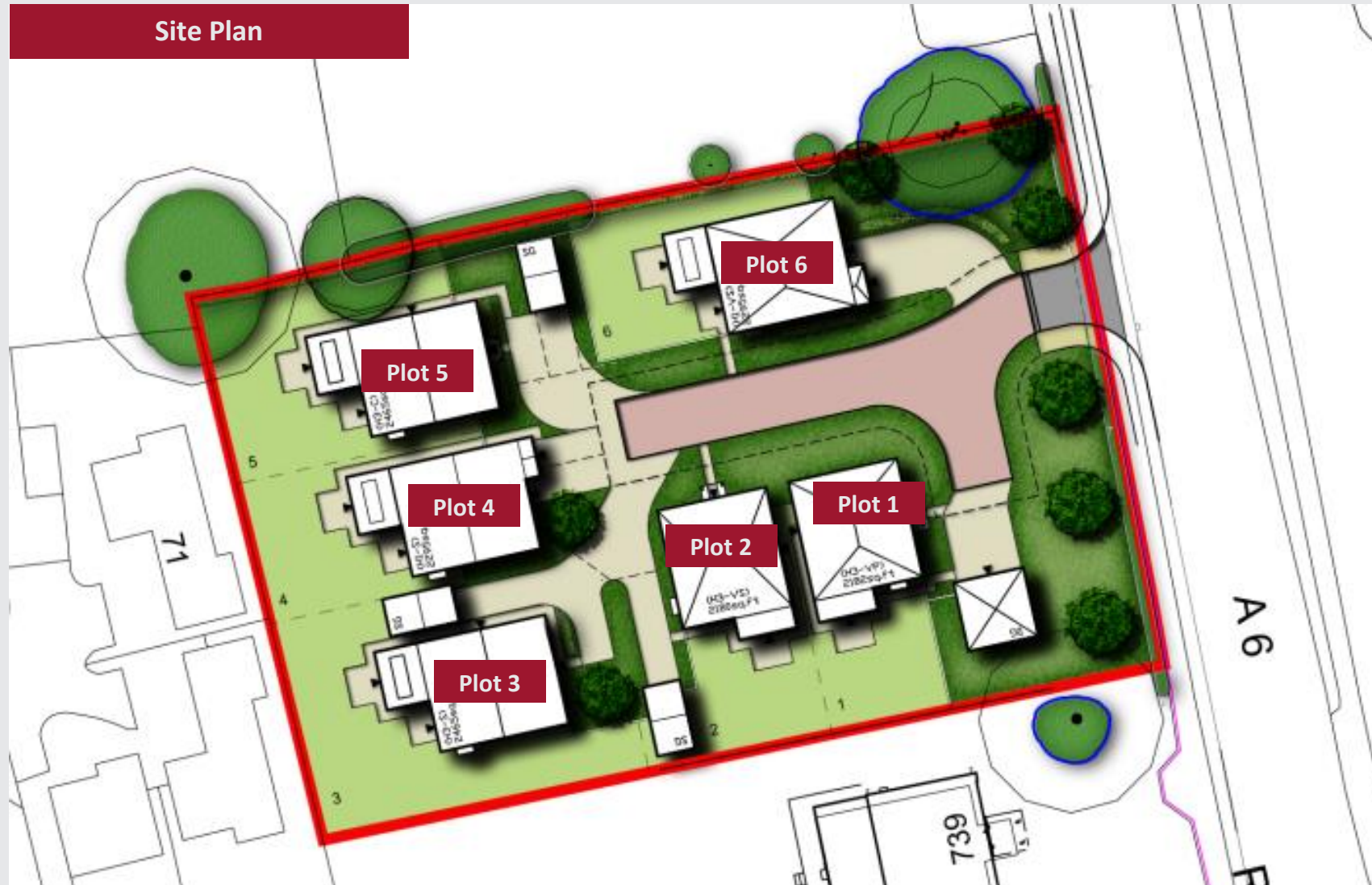
- 10 year structural warranty
- Turfed/seeded rear gardens/garden path and patio area
- Closed board garden fencing
- Security light at front and rear
- Outside electricity power sockets
- Electricity to garage

INTERNAL FEATURES

- Pressurised system and tank
- TV aerial sockets in the lounge, kitchen and bedrooms
- Cat 6 data network to the house
- Choice of carpets and floor coverings/tiled floor to kitchens provide at discounted price
- Polished nickel switches and white sockets throughout
- Intruder alarm
- Double glazed windows
- Power coated aluminium bi-fold doors
- Mains wired smoked and heat detectors
- Oak veneer internal doors
- Oak banisters and softwood spindles

*Specification and plans are subject to change during the build process

Site Plan



Location Plan





North Lancashire

Market Place, Garstang,

Lancashire PR3 1ZA

01995 603 180

garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA

01704 895 995

burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH

01539 751 993

cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD

01200 411 155

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