



Dalton, Burton-in-Kendal, Carnforth LA6 1NN

O.I.R.O. £350,000





## Dalton, Burton-in-Kendal, Camforth LA6 1NN



0.96 Acres

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- Excellent development opportunity in desirable rural area.
  - Offered with supported pre-application for conversion into five residential units.
  - High GDV values.
  - Excellent access and services to site.



Russell Farm comprises a range of traditional and modern buildings, together with a yard area, which extends to approximately 0.96 acres, or thereabouts. The buildings are a former farmstead which has been used for agricultural purposes. Now vacant, the farmstead has a supportive pre-application response from the local council for the conversion and redevelopment of the site into five residential units. The site offers strong potential for developers and investors alike, perfect for those seeking a space to create high quality homes in a desirable rural location.



Situated in the rural setting of Dalton, on the edge of Burton-in-Kendal, the site sits centrally within the other local residential properties, and is surrounded by open countryside beyond. The location is sought-after, with strong demand for rural homes which offer excellent accessibility to the M6 motorway via Junction 35 to the south and Junction 36 to the north, with good access links to Kendal and the historic city of Lancaster. Beyond, the location sits between the Yorkshire Dales National Park and the Lake District National Park, and enjoys some stunning scenery.





The site extends to approximately 0.96 acres, with a supportive pre-application advice for up to five units across the buildings. The buildings currently comprise of two traditional stone barns, a storage building and a further modern steel portal frame building. There are two access points leading directly from Dalton Lane, it is proposed that one access be used for residential use, and the other for agricultural use. To the west of the buildings are further agricultural buildings which are currently in operation, as part of the neighbouring farm.

This is a rare opportunity to acquire a sought-after site on the Dalton Hall Estate with potential for high quality low density development, which is an attractive proposition for bespoke dwellings and strong growth development values.

**General Remarks**

**Services:** The property has the benefit of mains electricity (one supply being three-phase) and mains water are available and connected to the site.

**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.

**Restrictive Covenants :** None known.

**Conservation Area / National Landscapes :** None known.

**Easement, and 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.

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

**Planning Consents :** The property has a supportive pre-application response under Westmorland and Furness Council dated April 2024, under application reference 2024/00751 PRE which proposes the conversion of 4 – 5 outbuildings into residential dwellings. Full pre application response is available from the selling agents. Thereafter all planning enquiries are to be made directly to the local planning authority.

**Broadband :** B4RN infrastructure is available to the site but not connected.

**Buyers 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 **SUBJECT TO CONTRACT** completion.

**Local Authority :** Westmorland and Furness Council. All planning enquiries should be made directly to Westmorland and Furness Council quoting the planning reference above.

**Viewings :** Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA 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.

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

- Climb gates, fences or any other ancillary equipment
- No children allowed on site

**What3words Location :** //loses.exact.thatched

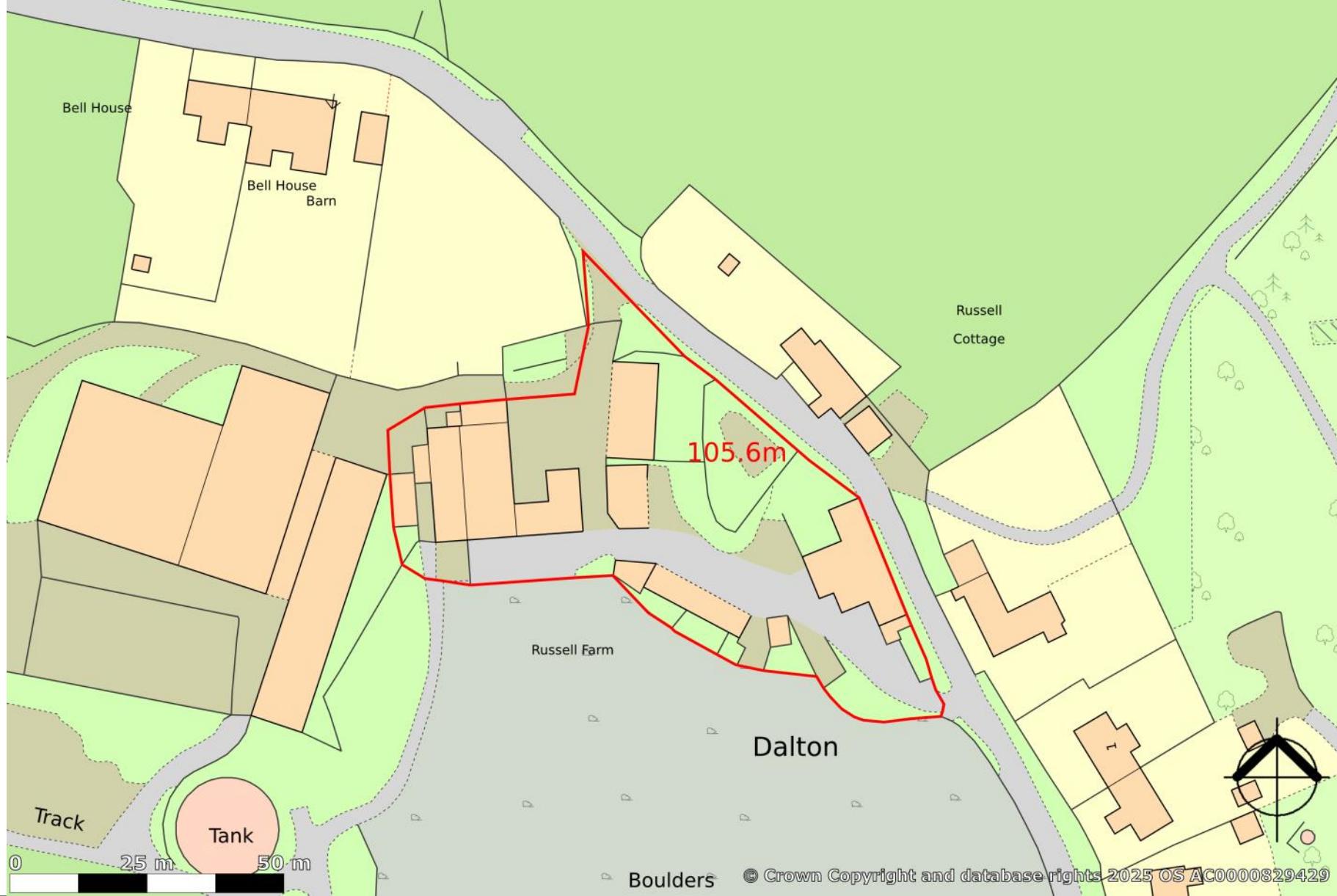
**Money Laundering Regulations Compliance :** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We 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

Please note: Plans and photos for identification purposes only.





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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