

£250,000



Armitstead
Barnett

Plot 4, Bridge End Farm, Brookhouse



Plot 4
Bridge End Farm
Brookhouse Road
Brookhouse
LA2 9NW

For Sale £250,000

- Superb new Build Plot in an exclusive development in a highly sought after Lune Valley village
- Planning approved for a single level dwelling of generous proportions.
- Location sits within walking distance of village and local amenities.
- Convenient access to Lancaster, M6 and catchment for excellent schooling.







This single-level new build opportunity, set within the exclusive Bridge End development offers a rare chance to create a bespoke countryside home, nestled in the scenic Lune Valley.

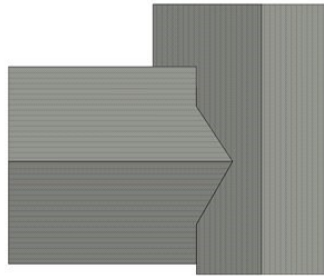
With full planning permission secured for a 148 sq m dwelling, thoughtfully designed to combine modern living with a peaceful, rural setting. Set back in a private position near a tree-lined entrance driveway, the home offers both the best of both worlds with convenience and ease of access and is a truly unique setting and opportunity.

The approved design includes accommodation over a single level with an inviting entrance hall, WC, spacious open-plan kitchen/living/dining area, utility room, three well-proportioned bedrooms (including a principle ensuite), and a family bathroom.



Generous garden space adds to the appeal, with the further option to purchase additional adjoining land for even greater flexibility—ideal for those wishing to further enhance their lifestyle and welling.

The charming village of Brookhouse, along with neighbouring Caton, offers a strong sense of community, excellent local amenities, and reputable schools, all while being just a short drive from Lancaster, the M6, and national rail connections. This exceptional opportunity to build a contemporary, single-storey home tailored to your lifestyle, in a truly desirable countryside location is a true gem.



1 Proposed Roof Plan
Scale: 1:100



1 Proposed Front Elevation
Scale: 1:100



1 Proposed Side Elevation
Scale: 1:100



1 Proposed Ground Floor Plan
Scale: 1:100



1 Proposed Rear Elevation
Scale: 1:100



1 Proposed Side Elevation
Scale: 1:100

B:WG 16/16/24 Changed roof finish to slate
A:WG 06/02/24 Redesign of building

Date	Initial	Date	Issue

PLANNING

Project	Proposed Building
Bridge End 2	Proposed Bungalow
drawing no.	UNIT 4
client no.	5973/cb/43
date	May 23
scale	1:100
author	@ A.T.L.
checked	WG
approved	JPD

MASON GILLIBRAND
ARCHITECTS

16 WILSON HILL FELL NEWCASTLE-UNDER-LYNE (UK) SR6
T: 01524 771177 info@masongillibrand.co.uk www.masongillibrand.co.uk

Copyright © 2024 by Mason Gillibrand Architects. All rights reserved. This drawing is the property of Mason Gillibrand Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Mason Gillibrand Architects.



General Remarks:

Services: The site has the benefit of mains water, mains electricity close by. Drainage is via a treatment plant which is proposed on the plans. Purchasers will need to satisfy themselves as to the connection of the services.

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.

Restrictive Covenants : None Known

Conservation Area / AONB : Forest of Bowland, Area of Outstanding Natural Beauty.

Easement, and Wayleaves or Rights of Way : . The residential property known as Hunters Beck has a right of access at all times for all purposes along the driveway leading to the property. In addition, there is a right of access for the garage / store to the north of the site. The access is shared with other properties at Bridge End Farm.

Flooding : Documents relating to the flooding are available on the planning portal.

Broadband: B4RN is available locally.

Planning Consents affecting the property : Please note that plans are based on Ordnance Survey plans, the information provided is for reference purposes only.

Local Authority: Lancaster City Council

Council Tax: Properties to be assessed

Planning: The property has Planning Consent under Planning Application Reference **23/00946/ FUL**, which was successful on appeal on 23rd May 2025 under Appeal Reference **APP/A2335/W/24/3357058**.

Any planning queries must be made directly to the local planning authority.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993**. 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.

Building Safety : The buildings require refurbishment health and safety must be followed when entering the site and all viewings must be accompanied.

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

What3words Location: ///shifts.greed.coiling

SUBJECT TO CONTRACT