

£350,000



Armitstead  
Barnett

Barn, Bridge End Farm, Brookhouse



Bridge End Farm  
Brookhouse Road  
Brookhouse  
LA2 9NW

For Sale £350,000

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- Superb barn development opportunity in a historic courtyard setting
- Located in a highly sought after Lune Valley village within walking distance of village and local amenities.
- Convenient access to Lancaster, M6 and catchment for excellent schooling.
- Adjoining parcel of land available by negotiation







Within the exclusive Bridge End Farm site, this distinguished stone barn offers developers and self-build buyers the chance to create an exceptional home in the heart of the Lune Valley, like no other. Originally built as a folly with a Georgian facade, the barn sits within the central courtyard and has approved plans for conversion into a single dwelling (380 sq m).

The planned layout includes a grand entrance hall, open-plan living and kitchen/dining area, boot room, plant room, cloakrooms, a study, a separate snug and grand double height drawing room. Upstairs offers four bedrooms, including a principal suite with dressing room and ensuite, a further ensuite bedroom, and a house bathroom.

Outside the grounds are of generous proportions and offer ample parking as well as a quiet and peaceful setting. A small adjoining land parcel can be included by separate negotiation.



Located between Brookhouse and Caton - both vibrant villages with schools, shops, pubs, and excellent transport links - this property combines heritage character with outstanding development scope. For the family market the location sits within the catchment of highly regarded schools. The historic city of Lancaster is only a short drive away with access to the M6 motorway and rail links.

Rarely do such characterful buildings come to market with such promising potential-ideal for those seeking a one-of-a-kind home in a tranquil, idyllic location.





**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 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.

## General Remarks:

**Services:** The site has the benefit of mains water, mains electricity available and connected. Drainage is via a treatment plant which is proposed on the plans. Purchasers will need to satisfy themselves as to the services available for use.

**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. Access to the property will be via a shared access with the other properties in the development

**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 **23/009461/FUL**, which was successful on appeal on 23rd May 2025 under Appeal Reference **APP/A23351/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:** [///toasted.flopping.rock](https://www.what3words.com/?w3w=///toasted.flopping.rock)

**SUBJECT TO CONTRACT**