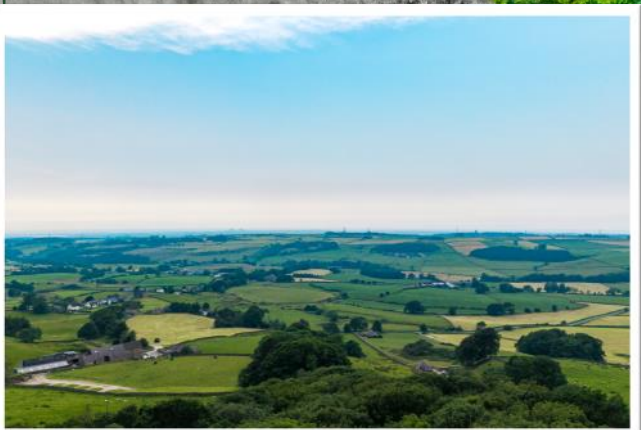




Quernmore Brow, Quernmore, Lancaster LA2 9EQ

O.I.R.O. £415,000





Site Plan

For Identification Purposes Only



Quernmore Brow, Quernmore Lancaster LA2 9EQ

Offers in the region of £415,000



3 Bedrooms



1 Bathroom



0.52 Acres

- Excellent opportunity to create a bespoke family home
- Detached bungalow in need of complete renovation
- Occupying a generous, elevated plot of 0.52 acres (0.21 hectares) OTA
- Positive pre-application advice for a replacement dwelling
- Includes two outbuildings with conversion potential (subject to the necessary consents)
- Peaceful countryside setting with excellent transport links
- Nestled within the Forest of Bowland National Landscape





A rare opportunity to acquire a renovation project with outstanding potential. This detached, single-storey bungalow presents an exceptional opportunity to create a truly bespoke home, set within a generous, elevated plot of 0.52 acres (0.21 hectares).

The property is superbly situated in the desirable village of Quernmore, combining the tranquillity of rural living with convenient transport connections.

The City of Lancaster lies three miles west providing rich historic heritage, a wide range of amenities including highly regarded schools and excellent transport links via the M6 and West Coast Main Line

The property also lies within the Forest of Bowland National Landscape, offering an abundance of walking, cycling and outdoor pursuits in the locality.

The vendors have obtained positive pre-application advice for a replacement dwelling from Lancaster City Council. The Council have confirmed the principle of a replacement dwelling is acceptable, subject to an appropriately designed proposal to coincide with the properties sensitive location within a National Landscape. Importantly, no objection has been raised to the principle of redevelopment.







Requiring complete renovation throughout, this property offers a blank canvas for buyers looking to undertake a rewarding redevelopment project.

Leading down a private access road off Quernmore Brow, the property opens into a spacious plot with far reaching views over Morecambe Bay and the Lake District, and offers a large driveway providing ample parking, with elevated lawned gardens to the front, side and rear.

The existing accommodation provides an excellent starting point over a generous footprint, comprising a spacious entrance hallway, kitchen diner, lounge, sun room, utility room, bathroom and three double bedrooms. The adjoining garage and loft space provide further potential to extend or expand and create a significantly larger family home.

The property also benefits from two outbuildings and footings of former agricultural buildings tucked away from the main house. Subject to obtaining the necessary consents, the outbuildings present further possibilities for conversion into a home office, workshop, gym, or guest accommodation.

With generous outside space, outstanding potential, and the chance to add significant value, this property represents an exciting project limited only by your imagination.





General Remarks

Services : The property benefits from a private water supply and mains electricity. Foul drainage is to a septic tank, which is assumed to be non-compliant with the current General Binding Rules. Heating is provided by a oil-fired central heating system which is not in working order.

Parking allocated and number of spaces : Adjoining single garage with space for 6 cars on the driveway.

Construction Type : The property is constructed mainly of block with render beneath a concrete tiled roof and is fitted with timber-framed windows. The property also includes an outbuilding constructed of red Claughton brick, and a further outbuilding constructed of stone with a timber framed extension in need of replacement.

Building Safety : None known.

Restrictive Covenants : We understand there are no restrictive covenants affecting the property.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is situated within the Forest of Bowland National Landscape.

Easement, and Wayleaves or Rights of Way : The property benefits from a right of access over the private road leading to the property. The right of access does not affect the property itself. The purchaser will be responsible for contributing towards the maintenance and resurfacing of the private access road from the public highway.

Footpaths / Bridleways : There is a public footpath along the private road leading to the property.

Flooding : According to the Environment Agency's website the property sits in flood zone 1. The vendors state the property has never flooded, whilst in their ownership.

Unimplemented Planning Consents / Planning Consents affecting the property : The vendors have obtained pre-application advice from Lancaster City Council for a replacement dwelling. The Council did not raise any objection on the principle of redevelopment, and design plans should take into account the properties sensitive location within a National Landscape. The planning officers written summary is available on request.

Accessibility adaption information : The property is a single-storey bungalow with all rooms accessible over a single floor.

Coal field / mining area : The property is not situated within a coal field / mining area. Information obtained from the Local Authority and British Geological Survey

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Communications :

Broadband: Standard and ultrafast available in the area

Mobile signal: EE, O2, Three and Vodafone available in the area

B4RN : The property is not connected to B4RN but the network is available in the local area.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

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

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 currently unregistered and is offered for sale Freehold with vacant possession upon completion.

Local Authority : Lancaster City Council **Council Tax Band E**

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Megan Metcalfe. 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 : [///ridge.uttering.dignify](https://www.what3words.com/#!/ridge.uttering.dignify)

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 and solicitors' contact details.

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

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

**SUBJECT TO CONTRACT
SOLD AS SEEN**





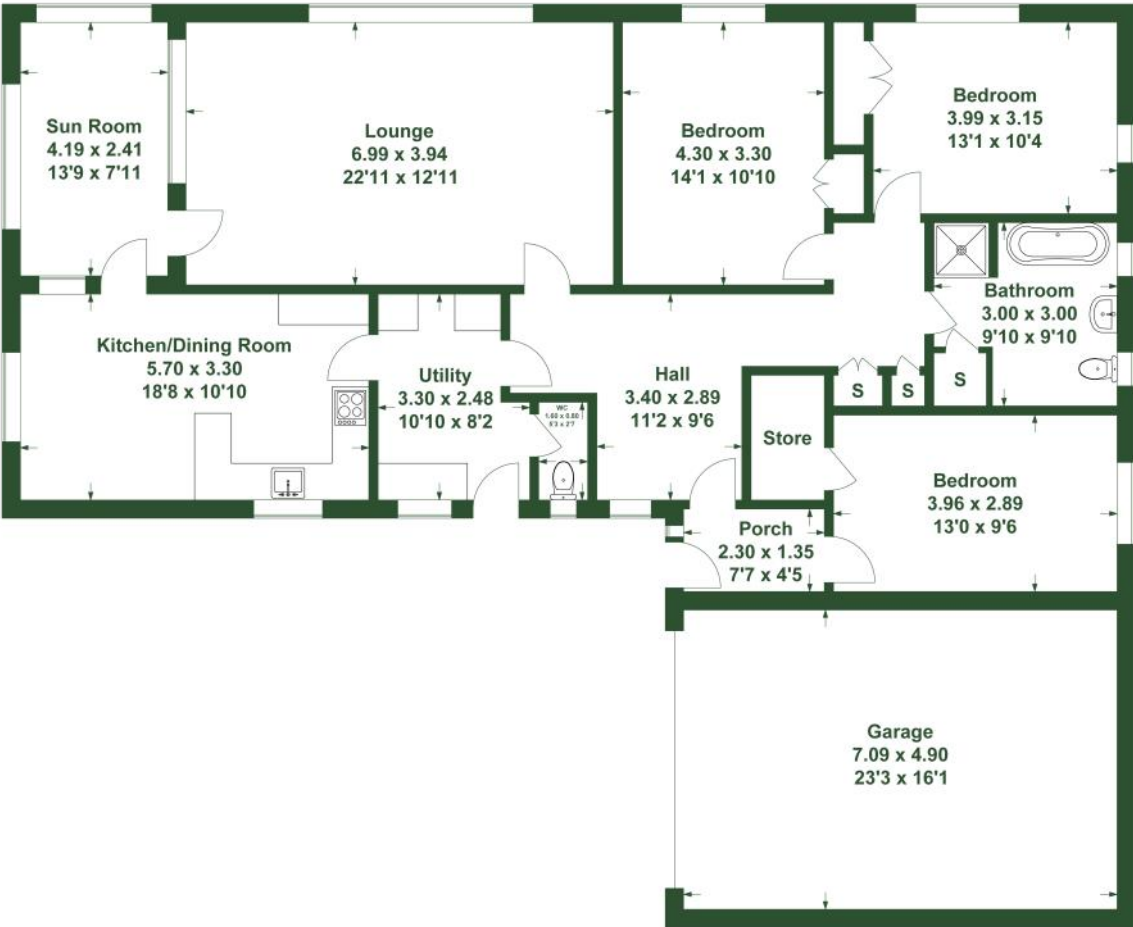
Location Plan



Approximate Gross Internal Area : 150.92 sq m / 1624 sq ft
Garage : 34.74 sq m / 374 sq ft
Total : 185.66 sq m / 1998 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



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 to 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



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



Abarnett.co.uk

Stay in the loop!

