

O.I.R.O £380,000



Armitstead  
Barnett

2 x Building Plots at Sandside, Cockerham, Lancaster LA2 0EL





## 2 x Building Plots at Sandside, Cockerham, Lancaster LA2 0EL

Offers in the Region of £380,000

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- Rural development opportunity
- Planning consent for two large bespoke detached dwellings.
- Total plot extending to **0.57 Acres** [0.23 Hectares]
- Sought after location.
- Accessible to local amenities.
- Rare small scale rural development opportunity.
- Option to purchase additional paddock **0.84 Acres** [0.34 Hectares]



Additional land by separate negotiation.

A superb parcel of land with the benefit of detailed planning consent granted for the erection of **two good sized 3 bedroomed dwellings** set within an excellent private plot of **0.57 Acres** [0.23 Hectares].

Planning consent was granted by Lancaster City Council under planning application **24/01398/FUL** for the demolition of agricultural buildings and the erection of two dwellings dated 9th May 2025. The full suite of planning documents can be found on the Lancaster City Council Planning Portal.

The proposed plans are identified as a traditional cottage design incorporating random stone slate pitched roof, heritage green window fenestrations and simple dormers. The design of the dwellings enhances the visual appearance of the site. The two modern energy efficient homes will be elevated and raised to enjoy an unrestricted outlook over the surrounding countryside.

Both plots are identical having covered steps leading to a covered welcoming porch, into reception hallway with stairs directly off, lounge, study, utility, large open plan kitchen family dining and living area with feature bi-folding doors. To the first floor Master bedroom with en-suite and walk in wardrobe and dressing area, two further good sized double bedrooms and family bathroom.

From measurement on the plans, each dwelling will provide for approximately **161sqm** [1,730sqft].

The plot extends to 0.57 Acres and allows for ample gardens, driveway and parking. The proposed site layout is a well-thought development with each plot having high degrees of privacy with established hedges to be planted and some retained to be screened from other properties and the A588.

Additional hedge planting around the plot boundaries will enhance the ecological value and appearance of the development.

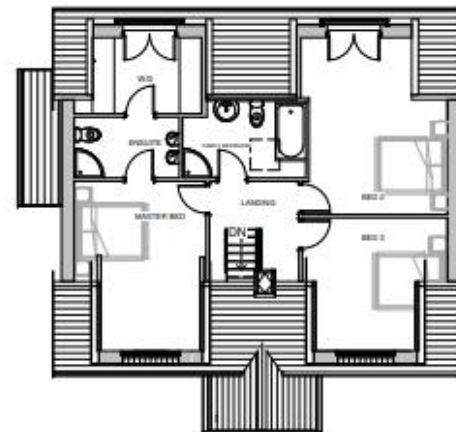
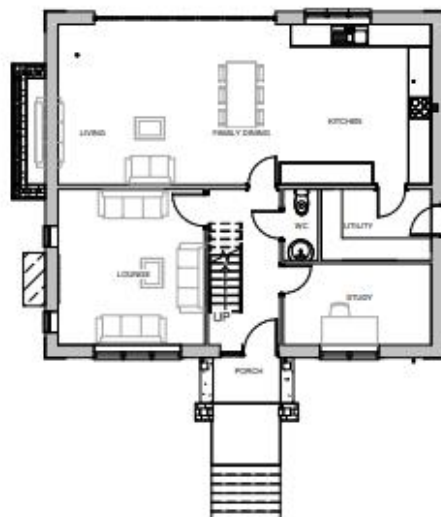


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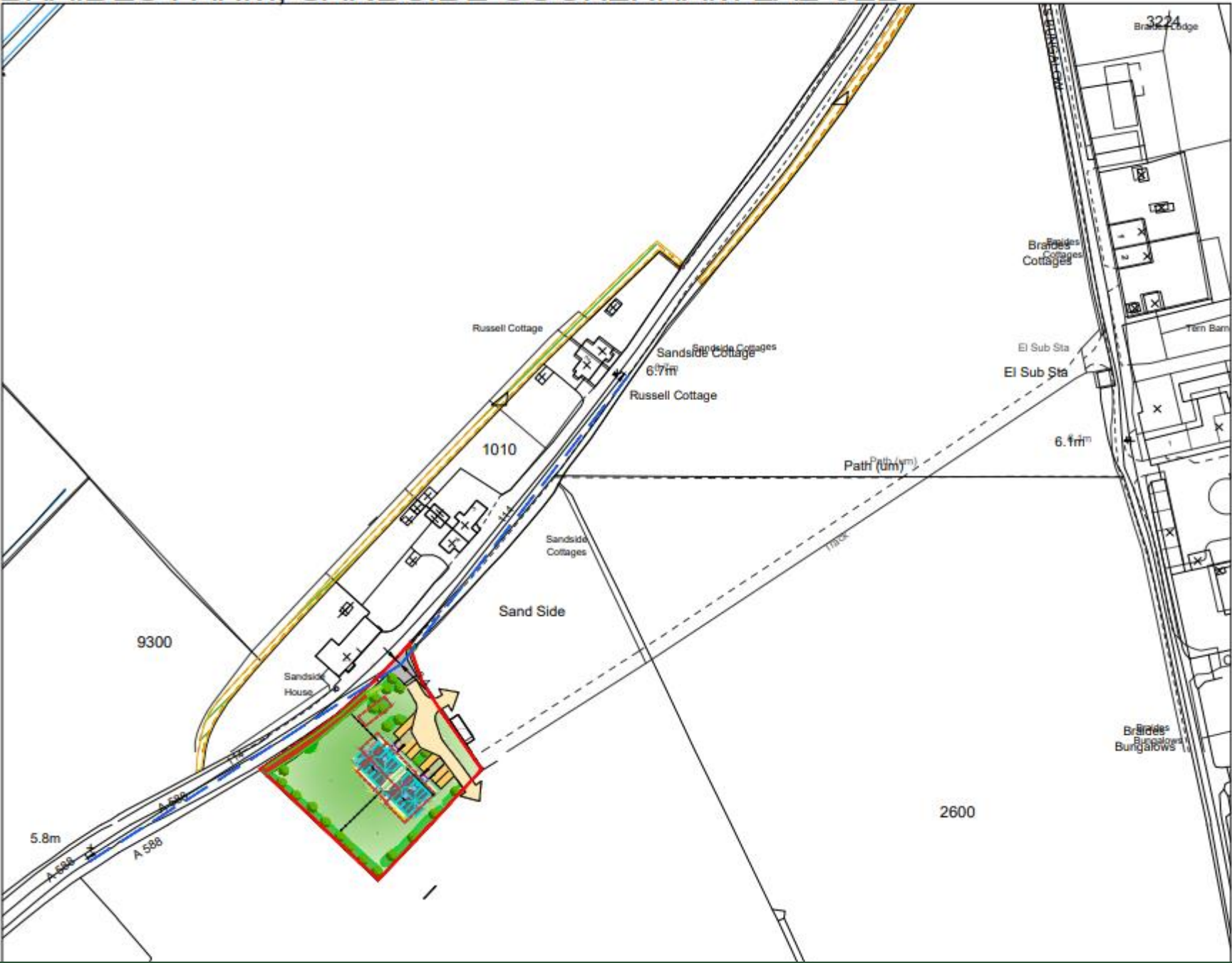
# PROPOSED : FLOOR PLANS AND ELEVATIONS

*Braides Farm, Sandside Cockerham LA2 0EL*



BRAIDES FARM, SANDSIDE COCKERHAM LA2 0EL

SCALE 1:1,250



--- VISIBILITY SPLAY 2.4 X 114M

PLEASE NOTE: EXISTING ACCESS TO BE WIDENED IN LINE WITH HIGHWAYS COMMENTS WITH THE FOLLOWING 4.8M WIDE ACCESS ROAD WITH A MINIMUM OF 7M INTO THE SITE ACCESS TO BE FINISHED IN ASPHALT. SITE ACCESS VISIBILITY SPLAYS TO BE CLEAR FROM 2.4M X 114M AND NOTHING TO BE ERECTED AND PLANTED OR ALLOWED TO GROW ABOVE A HEIGHT OF 0.9 METRES ABOVE THE NEAR SIDE CARRIAGEWAY LEVEL THIS IS TO AVOID OBSTRUCTION TO THE VISIBILITY SPLAY. ANY EXISTING HEDGEROWS WITHIN THE SITE LINE TO BE MAINTAINED AT 0.9M HIGH.



**GA**  
ASSOCIATES

MR. PATRICK CAMPBELL  
PLANNING PURPOSES ONLY

## General Remarks

**Services:** The site will have independent mains water and mains electricity. Potential purchasers would need to make their own investigations on the provision of services including foul drainage prior to exchange of contracts.

**Access:** Access to the site will be available directly off the A588 as shown on the proposed drawings.

**Planning:** All planning documents can be found on Lancaster City Councils Planning Portal under planning reference 24/01398/FUL.

**Restrictive Covenants :** None known.

**Listed building :** Not applicable.

**Conservation Area / AONB :** The property is not contained within a conservation or AONB Area.

**Easement, and Wayleaves or Rights of Way :** We are not aware of any easements or wayleaves affecting the site.

**Footpaths / Bridleways :** No footpaths affecting the site.

**Flooding :** According to the Environment Agency website the site sits within Flood zones 2 and 3.

**Unimplemented Planning Consents :** Please see planning documentation.

**Planning Consents affecting the property :** Please see planning documentation.

**Coal field / mining area :** Not applicable.

**Communications :**  
Mobile signal for the majority of providers is available within the area.

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

**Title & Tenure:** The property is offered for sale Freehold and has with vacant possession upon completion. The subject property forms Title LAN11267.

**Local Authority:** Lancaster City Council – [www.lancaster.gov.uk/housing](http://www.lancaster.gov.uk/housing)

**Viewings:** Viewings may be taken during daylight hours with a copy of the sales particulars to hand. 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.

**Photos, Plans and Measurements:** The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

**Health & Safety :** Please be as vigilant as possible when inspecting the building plot for your own personal safety, in particular no climbing of gates or structures.

**What3words Location :** restless..ribs.refreshed.

**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.

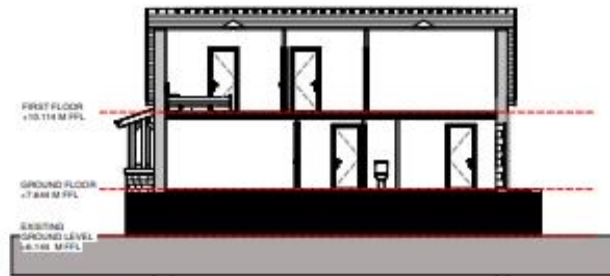
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek to alter the marketing method to best and final offers.

**Additional Land :** The purchaser will have the option to purchase the additional paddock as shaded blue extending to **0.85 Acres** ota.

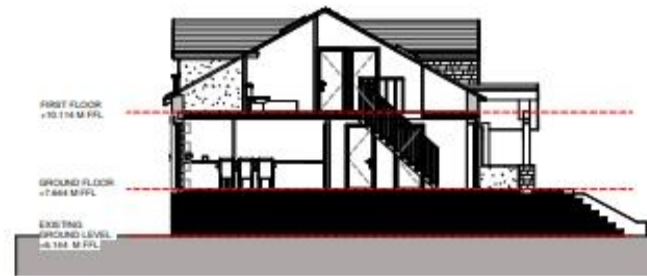
**SUBJECT TO CONTRACT**

# PROPOSED SECTIONAL PLANS

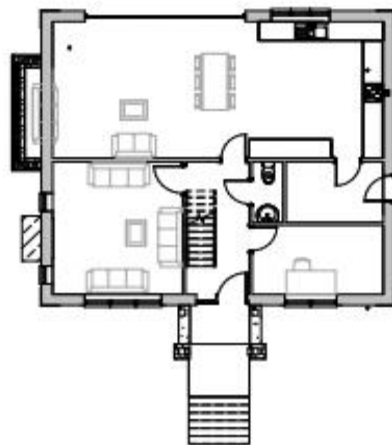
*Braides Farm, Sandside Cockerham LA2 0EL*



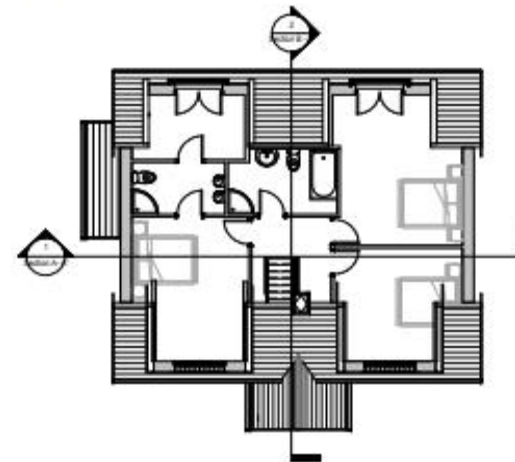
Section A - A'



Section B - B'



GROUND FLOOR PLAN -



FIRST FLOOR PLAN -



**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



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