

Asking Price £600,000



Armitstead  
Barnett

Brookhouse, Lancaster, LA2 9NW





**Brookhouse  
Lancaster  
LA2 9NW**

**Asking Price £600,000**

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- Exclusive development opportunity in highly sought after Lune Valley village location.
- Offering unique new plots.
- Adjoining parcel of land available by negotiation
- Development opportunity offers high gross developed values.
- Location sits within walking distance of village and local amenities.
- Convenient access to Lancaster, M6 and catchment for excellent schooling.



Bridge End Farm offers developers a rare opportunity to acquire a premium rural development site in the heart of the picturesque Lune Valley village of Brookhouse. The highly sought after Lune Valley setting is ideal for a range of markets from those looking for an exclusive family home to those who want to be within walking distance of all amenities.

The site sits between the village of Caton (previously voted one of the top five UK villages) and Brookhouse both of which offer a thriving community and plenty of amenities including shops, services, public houses, a choice of churches and excellent bus links. For the family market there is a choice of primary schools a stones throw away and the site sits n the catchment for high regarded secondary schools including QES, Kirkby Lonsdale, Lancaster Grammar schools as well as private schools, Sedbergh and Giggleswick. The location also has the benefit of convenient access to Lancaster, which is approximately 10 minutes' drive away, whereby the M6 motorway can be accessed via Junction 34. Lancaster also offers direct rail links to Manchester and London Euston. For those who enjoy the outdoors there is plenty on offer from the door step as well as beyond within the Lake District and Yorkshire Dales National Parks.

is exclusive.



This prestigious project is ideal for developers looking to create high-end eye-catching homes and an exceptional new build opportunity, making the site extremely attractive for a range of interests. Set back from the road along a tree lined, riverside driveway the approach is exclusive.

The new build development is located at the north and south of the site and comprises three new build dwellings. All of the dwellings will attract high end values, given their privacy and setting. This unique project allows for a blend of heritage and architectural vision and is truly a rare opportunity.

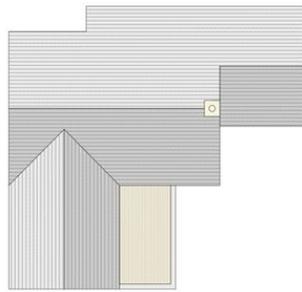


One plot offers a detached dwelling extending to 248 sq metres. with an entrance hall with WC facilities off, sitting room, separate living room, open plan kitchen / dining space with utility area off and ground floor bedroom (being bedroom 5), together with ensuite facilities. The first floor comprises four bedrooms, one being a principal bedroom suite with dressing room and ensuite facilities, with a further ensuite bedroom to the first floor. The remaining two bedrooms share the house bathroom.

A second plot offers 153 sq metres of accommodation, comprises entrance hallway, utility area off, open kitchen and living space, separate dining area and separate living room, study and WC facilities to the ground floor. The first floor provides three bedrooms, one being ensuite, and a house bathroom together with linen storage.

These plots are ideal for those looking to create a dream home or a developer looking for their next high end opportunity. With a sought after location and premium values this is a superb opportunity.

Outside the plot keeps on giving with a substantial garden plot offering privacy and serenity and a wooded backdrop. Perfect for the eco-minded due to the plot's bio diversity and resident wildlife habitat Additional land is available by separate negotiation for those looking for an enhanced wellbeing and balanced lifestyle. The properties also have the benefit of garaging facilities which is also approved with the planning consent.



1 Roof Plan  
Scale: Scale: 1:100



1 First Floor Plan  
Scale: Scale: 1:100



1 Ground Floor Plan  
Scale: Scale: 1:100



1 Rear Elevation  
Scale: Scale: 1:100



1 Right Elevation  
Scale: Scale: 1:100



1 Front Elevation  
Scale: Scale: 1:100



1 Left Elevation  
Scale: Scale: 1:100



C.W.G. 16/02/04 Revised design, reduced size of building  
 B.W.G. 16/02/04 Specialist consultation  
 A.W.G. 16/02/04 Background of building

Rev: Initial Date Issue

PLANNING

Project: BRIDGE END  
 Proposed New Build Plot 2

Drawn by: 5973/bb/41 Date: May 23 2017

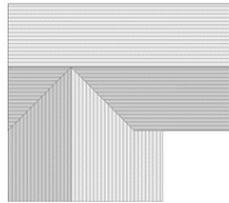
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1 Roof Plan  
Scale: Scale - 1:100



1 Rear Elevation  
Scale: Scale - 1:100



1 Right Elevation  
Scale: Scale - 1:100



1 First Floor Plan  
Scale: Scale - 1:100



1 Front Elevation  
Scale: Scale - 1:100



1 Left Elevation  
Scale: Scale - 1:100



1 Ground Floor Plan  
Scale: Scale - 1:100



D: PD: 14.04.2024 Two Storey Stone Entrance Bay projection removed from front elevation, and plans.  
C: WS: 10.02.2024 Redesign building, removed garage and replaced with  
B: WS: 04/02/24 Updated colours  
A: WS: 28.02.2024 Redesign building  
Rev: Initial Date Issue

**PLANNING**

project BRIDGE END  
Proposed New Build Plot 3  
drawing title  
drawing no: 5973/01/42 issue: May-23 sheet: D  
scale: 1:100 @ A1L  
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Mason Gillibrand Architects Ltd is a limited liability company registered in England and Wales. No. 10248887. Registered office: 16 Millum Mill Fields View, Caton, Lancashire LA2 9BA. VAT No. 264 854 812. Planning No. 5973/01/42





A third plot is set at the approach to the site and offers a 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 not one, but three new homes is a rare opportunity, in a truly desirable countryside location is a true gem.



**Key**

- Gravel finished driveway
- Asphalt paving
- New Grass and soft landscaping
- New Grass and soft landscaping
- Hill and Moss boundary Fencing
- Edible Fencing
- Post and rail Fencing
- New screening hedging
- Trees to be retained
- Package Treatment Plan
- Line of outfall
- 2 meter offset from outer edge of floor Protection Zone
- 1 Meter offset from back of back

K WG 19/05/24 Updated existing fencing and boundary fencing to level 100m

J WG 19/05/24 Updated boundary treatments and trees, updated levels of outfall

H WG 19/05/24 Added F11 level

G WG 02/05/24 Revised site information

F WG 14/05/24 Updated drainage elements and changes to system (see associated site plan for more details)

E WG 19/05/24 Updated screens

D WG 08/05/24 Proposed parking to form courtyard 1 (interconnecting units 2 and 3)

C WG 19/05/24 Added parking space 3

B WG 19/05/24 Added new parking spaces

A WG 19/05/24 Added Package Treatment Plan

Rev: Issue Date: Issue

**PLANNING**

**Bridge End**

Site Plan

Approved: MGB

App: 597306/02 Iss: May-23 K

Scale: 1:200 @ A1:1WG (revised) JPD

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**Key**

- Gravel finished driveway
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**PLANNING**

**Bridge End**

Site Plan

Approved: MGB

App: 597306/03 Iss: April-23 M

Scale: 1:200 @ A1P (revised) JPD

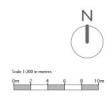
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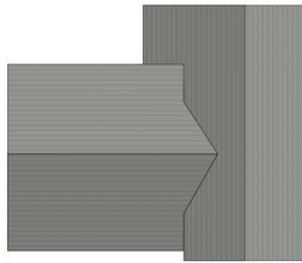
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1 Proposed Roof Plan  
Scale: 1:100



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 10/04/24 Changed roof finish to stone  
A WG 06/02/24 Redesign of building

PLANNING

Project Bridge End 2

Proposed Bungalow

Planning No. 5973/cb043 Date May-23

Scale 1:100 @ A1L Author WG Designer PD

MASON GILLIBRAND

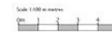
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- Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.
- 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 property has the benefit of mains water, mains electricity available and connected. Drainage is via a treatment plant which is proposed on the plans.

**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 :** We are aware that there is an easement in favour of United Utilities for the provision of an underground water pipe which crosses the land. 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.

**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 23<sup>rd</sup> 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 :** **What3Words - ///shifts.greed.coiling**





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# Armitstead Barnett



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