



91 Main Road, Bolton Le Sands, Carnforth LA5 8EQ

Guide Price £50,000



91 Main Road, Bolton Le Sands, Carnforth LA5 8EQ

Guide Price £50,000

- Superb development opportunity with planning permission in place.
- Providing for a 2 bedroom detached property with gardens and parking.
- Sought-after village location with excellent connectivity and accessibility.

This superb residential development site is situated in the heart of Bolton le Sands and offers a plot, ready to go with planning permission in place. This central village plot is a rare find.

Occupying a prominent and accessible position on Main Road, the site offers excellent accessibility to the village amenities and is within walking distance of the beautiful surroundings and coastal position. The village offers everyday amenities including village shop, butchers, primary school to name a few. The larger market town of Carnforth is a short drive from the property and has excellent transport links with the railway station giving direct access to London Euston, Manchester, Edinburgh and Glasgow via the Westcoast main line. Beyond the historic city of Lancaster offers further amenities and additional connection links via the M6 motorway. This unique opportunity is ideal for developers, investors or owner-occupiers.

The site offers an enclosed plot, together with an area of land beyond which provides a right of way. Whilst planning permission is in place, there is scope to alter the plans should a purchaser wish. The current plans provide for a 2-bedroom detached dwelling, together with garden area and parking situated to the rear. The accommodation comprises entrance into lounge / dining / kitchen space, with two bedrooms and a house bathroom to the first floor.

This superb development opportunity is in a highly sought-after setting, with strong demand both for the sales and rental market.



REAR EAST ELEVATION

General Remarks:

Services : Mains services are available close by, purchasers will need to satisfy themselves as to the connection of services to the site.

Building Safety: All viewings must follow health and safety rules at all times.

Parking : Proposed on site as per the planning details.

Construction Type: Yet to be constructed

Restrictive Covenants / Reservations : The proposed planning as this is an application affecting an area larger than the subject property being offered for sale.

Listed Building : The neighbouring property is a Grade II Listed Building under Listing Entry 1071946, which lists "The Packet Boat Hotel" at 93 and 95 Main Road. These properties are also covered by the planning consent.

Conservation Area : The property is located within the conservation area.

Easements, Wayleaves, or Rights of Way : There is a public footpath that runs along the edge of the site. The footpath is enclosed and runs between 91 and 93 Main Road. It is understood that the council accept responsibility and liability for this route.

Planning Consents affecting the property : the property is subject to planning consent under Planning Reference 23/01380/FUL, being a retrospective application for change of use from former public house to 2 dwellings and erection of 1 dwelling on the former car park. Please note this listing is for part of the application site only.

Flooding : The property sits within flood zone 1.

Unimplemented Planning Consents : Please note that the above planning application has been part implemented with the renovation of 95 Main Road, but Numbers 91 (Subject property) and 93 remain to be completed.

Broadband : Available locally

Title & Tenure : Freehold with vacant possession.

Local Authority : Lancaster City Council.

Council Tax : To be assessed.

What3Words - ~~///crackling.scarcey.bookcases~~

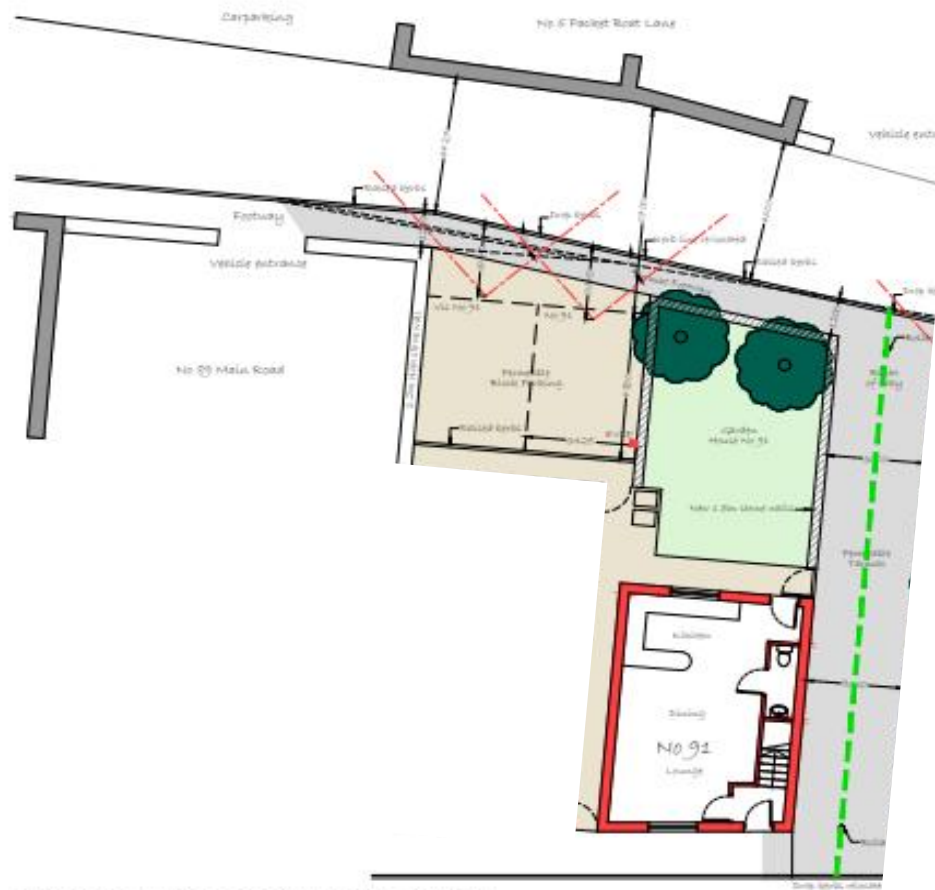
Money Laundering Regulations Compliance: please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also 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.

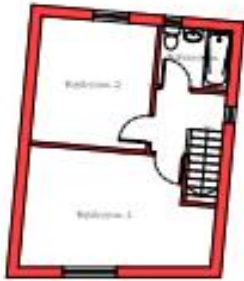
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT





GROUND FLOOR PLAN / SITE PLAN



FIRST FLOOR PLAN

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!

