



93 & 95 Main Road, Bolton Le Sands, Carnforth LA5 8EQ

Offers in the Region of £425,000



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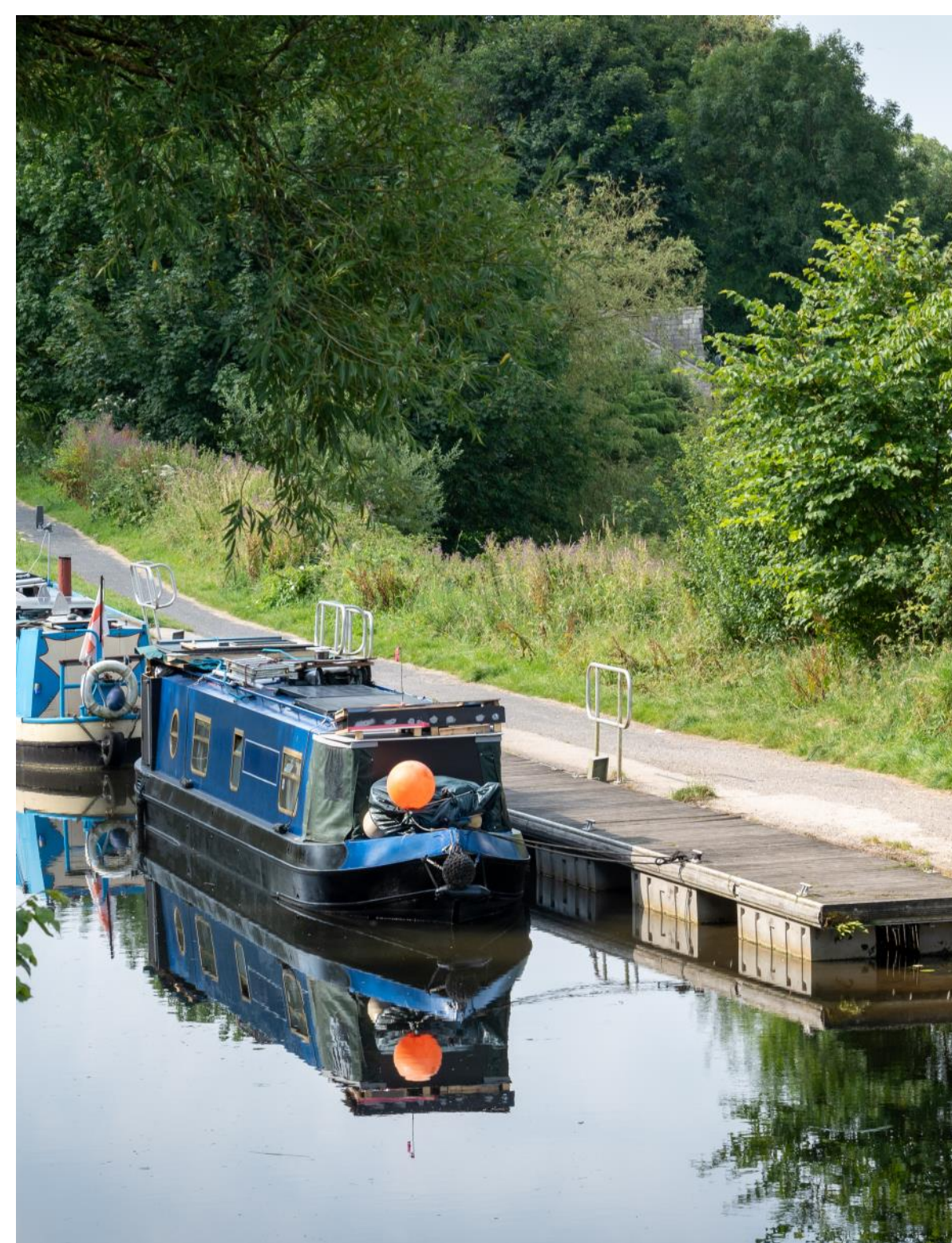


4 Bedrooms



2 Bathroom

- 
- Superb family home with planning permission in place.
  - Comprising a Grade II listed 4-bedroom refurbished property.
  - Adjoining building with planning permission for separate dwelling.
  - Sought-after village location with excellent connectivity and accessibility.





This superb residential property situated in the heart of Bolton le Sands offers an existing residential property which has been refurbished, and the benefit of planning consent for a further dwelling. The main house already onsite provides an excellent income opportunity and / or space for a developer to live whilst doing the works to the neighbouring property, as such, this is a rare find.



Occupying a prominent and accessible position on Main Road, the property 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 local shops, butchers, primary school to name a few. The larger market town of Camforth is a short drive from the property and has excellent transport links with the railway station giving direct access to London Euston, Manchester 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.





Having been upgraded from its former life as “The Packet Boat Hotel”, the property now provides a fully refurbished 4-bedroom, semidetached property; together with planning consent for a separate dwelling adjoining the main house.

The main house provides a substantial property with generous accommodation over three floors. Accessed from the side entrance, it opens into a hallway which leads to a light and open living room. Double doors open to the kitchen space, which provides wall and base units and integral appliances, with an area for dining situated to provide an outlook over the front. To the rear of the kitchen is a useful utility space with a rear personnel access door. From the kitchen there is also access to a substantial cellar space, which offers further opportunity for upgrading to suit a purchaser’s needs.



The first floor of the property provides three double bedrooms, two with an outlook to the front, enjoying exceptional canal views, and one with an outlook to the side. The first floor bedrooms share the house bathroom, comprising WC, wash hand basin and bath with shower over.



Continue to the second floor and there is a superb suite space comprising a generous bedroom area, highly appointed ensuite with WC, wash hand basin, separate shower cubicle and freestanding bath. There is also a large dressing area providing excellent storage.

The property is ready to go and offers a superb home in the heart of Bolton le Sands. It also offers an excellent investment and rental opportunity for development-type interest.



Attached to the main property, is a further building which benefits from planning consent under Planning Reference 23/01380/FUL. This provides for approval of the change of use from a former public house. Note, the application is also supported by Listed Building Applications as shown on the Planning Portal.





The second dwelling is attached to the main property and is Number 93 Main Road. It comprises a redundant building with planning consent in place to provide a 3-bedroom dwelling. The accommodation comprises of an entrance hallway, lounge, kitchen/ dining space to the ground floor; a study, three bedrooms and a house bathroom to the first floor. Externally the property has gardens fronting Main Road, with parking to the rear. Parking is also provided for Number 95 Main Road within the same designated area.

This superb opportunity is located in a highly sought-after setting, with strong demand both for the sales and rental market. With the existing dwelling and further planning consent in place, there is excellent scope to create a development of significance.



## General Remarks

**Services:** Number 95 Main Road has mains electricity, mains water, mains gas and mains drainage available and connected.

**Please note:** Amitstead Bamett 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.

**Building Safety:** The buildings require refurbishment and therefore all viewings must be accompanied and health and safety must be followed at all times.

**Parking:** Proposed on site as per the planning details.

**Construction Type:** Stone under slate roof.

**Restrictive Covenants:** None known

**Listed building:** The property is a Grade II Listed Building under Listing Entry 1071946, which lists "The Packet Boat Hotel" at 93 and 95 Main Road.

**Easements, Wayleaves, or Rights of Way:** The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not

**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 not completed.

**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. This is also supported by Listed Building Applications.

**Broadband:** Connected to the property.

**Local Authority:** Lancaster City Council

**Council Tax:** Band D – Further assessment of completed units may be required in due course.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**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

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson. 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 -** [///lifts.beaten.interviewer](#)

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

**Money Laundering Regulations Compliance:** Please bear in mind, that Amitstead Bamett 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**

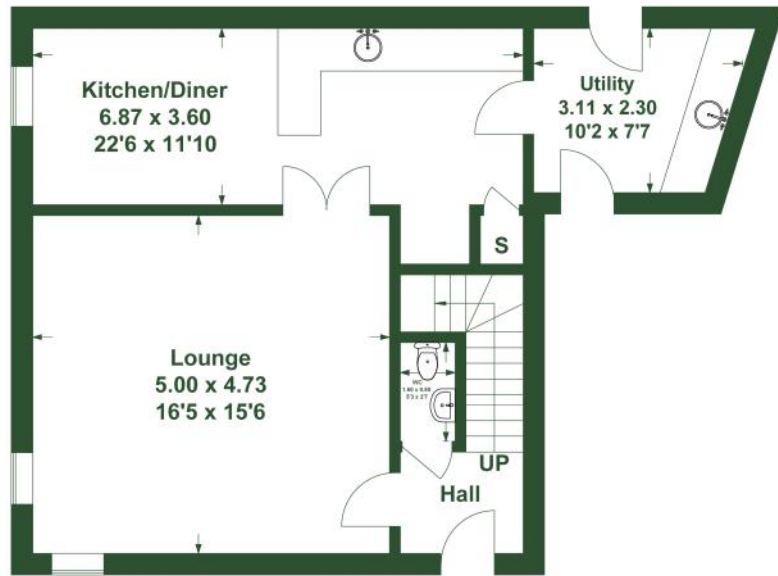




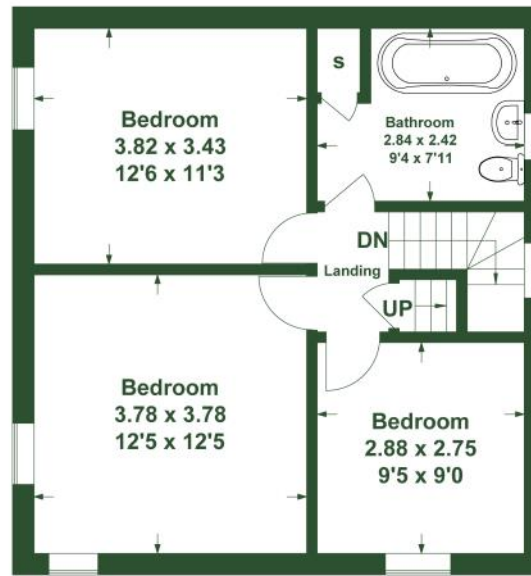
Approximate Gross Internal Area : 158.16 sq m / 1702 sq ft



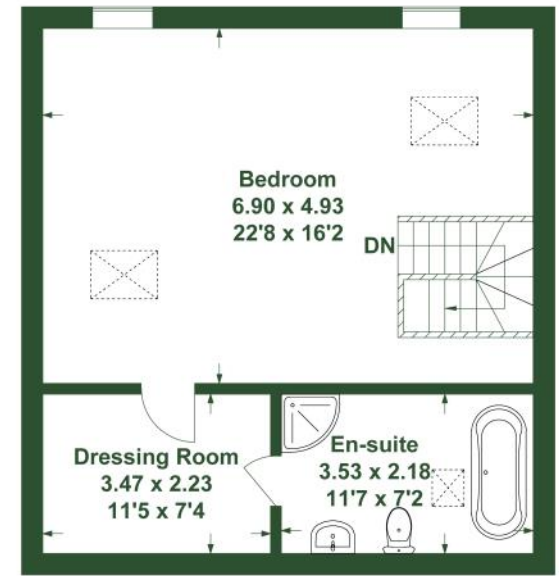
This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Ground Floor



First Floor



Second Floor

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 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		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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