



Main Street, Hornby, LA2 8JT

Offers Over £300,000



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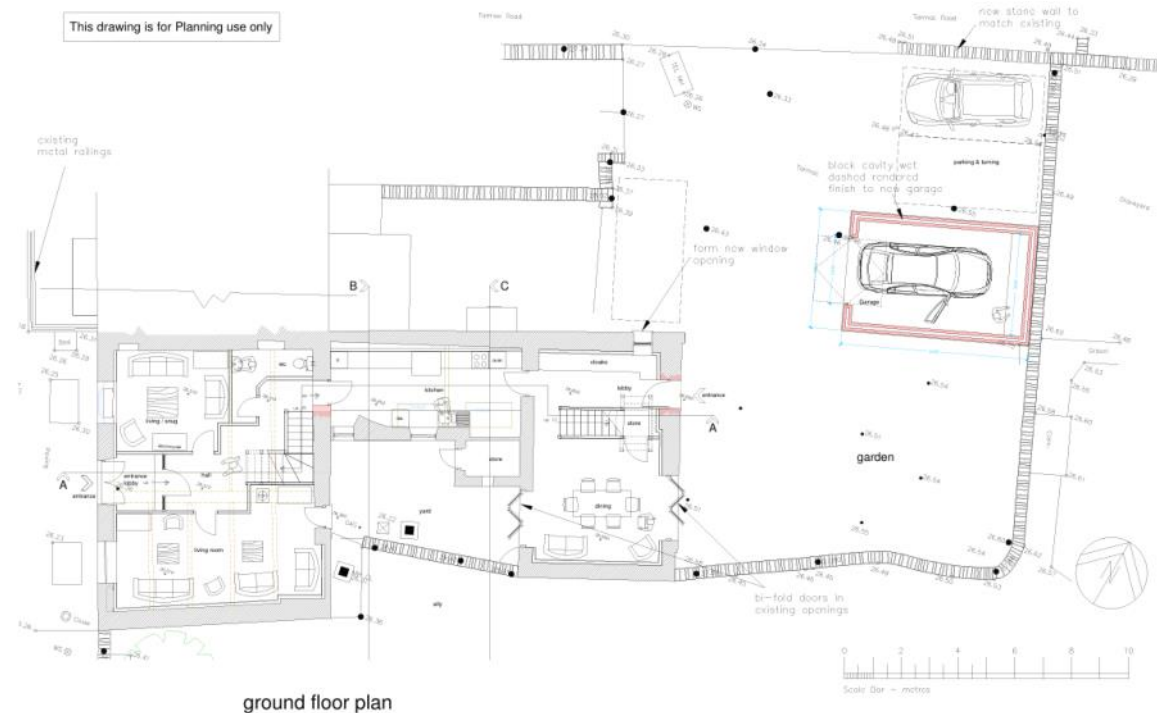
4 Bedrooms



2 Bathroom

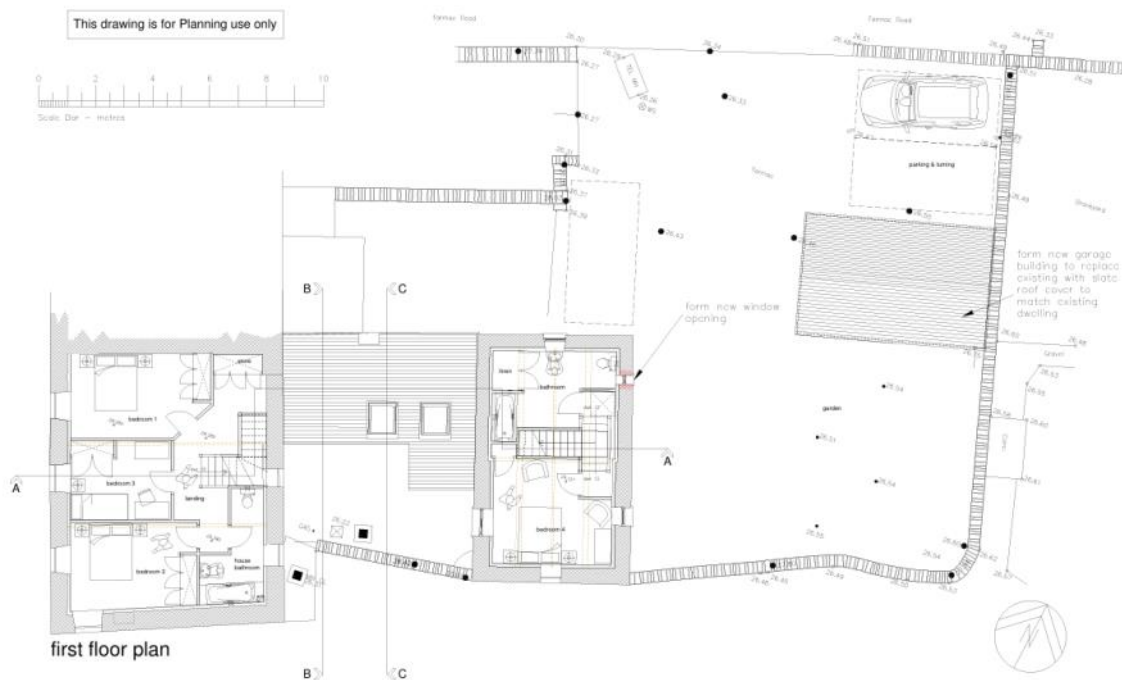
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- Exciting redevelopment opportunity with approved planning consent
 - Transformation into a spacious single dwelling with detached garage
 - Prime central village location in the heart of the Lune Valley
 - Generous plot with private parking and outdoor space
 - Ideal for self-builders, developers or lifestyle buyers

This drawing is for Planning use only



ground floor plan

This drawing is for Planning use only



first floor plan

Situated in the heart of the picturesque and highly sought-after village of Hornby, this unique property presents a rare opportunity to create a superb single private residence in an enviable Lune Valley setting.

Now benefitting from approved planning permission under planning reference 26/00191/FUL for the demolition of the existing rear extension and garage, alongside the change of use from a former butcher's shop and flat into a single dwellinghouse, the property offers a blank canvas for those looking to craft a bespoke home tailored to modern living.

The proposed scheme allows for the creation of a well-proportioned and thoughtfully designed residence, complemented by the erection of a detached garage and improved external space. The existing structure provides a substantial footprint, giving excellent scope for a spacious and versatile internal layout, ideal for family life or those seeking a village retreat with character.

Hornby is a thriving and welcoming village set within the rolling landscapes of the Lune Valley, renowned for its natural beauty and strong community spirit. The village is home to a range of everyday amenities including a shop, post office, tea room, hairdressers, doctors' surgery and swimming pool, along with well-regarded educational facilities. Historic landmarks such as Hornby Castle and the local churches further enhance its charm and appeal.

Despite its idyllic rural setting, the location offers excellent connectivity. The M6 motorway is within easy reach, while the historic city of Lancaster lies approximately 9 miles to the west. The vibrant market town of Kirkby Lonsdale, just 8 miles to the north, provides an excellent selection of independent shops, cafés and restaurants. Rail connections are available from nearby Carnforth and Lancaster, linking to the West Coast Main Line with direct services to Manchester and London Euston.

Accommodation

The approved scheme creates a substantial and highly versatile four-bedroom home, carefully designed to combine spacious open-plan living with well-defined private areas. The property is entered via a central hallway, providing access to a cloakroom/WC and staircase to the first floor.

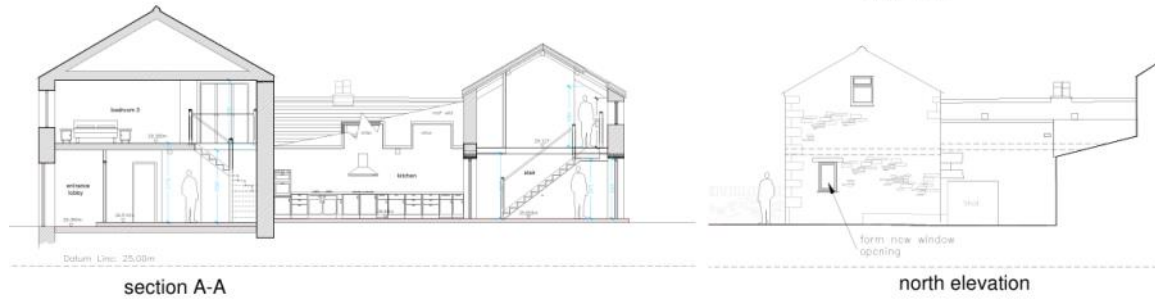
To the front, a generously sized living room offers a comfortable and private retreat, ideal for more formal entertaining or relaxing evenings.

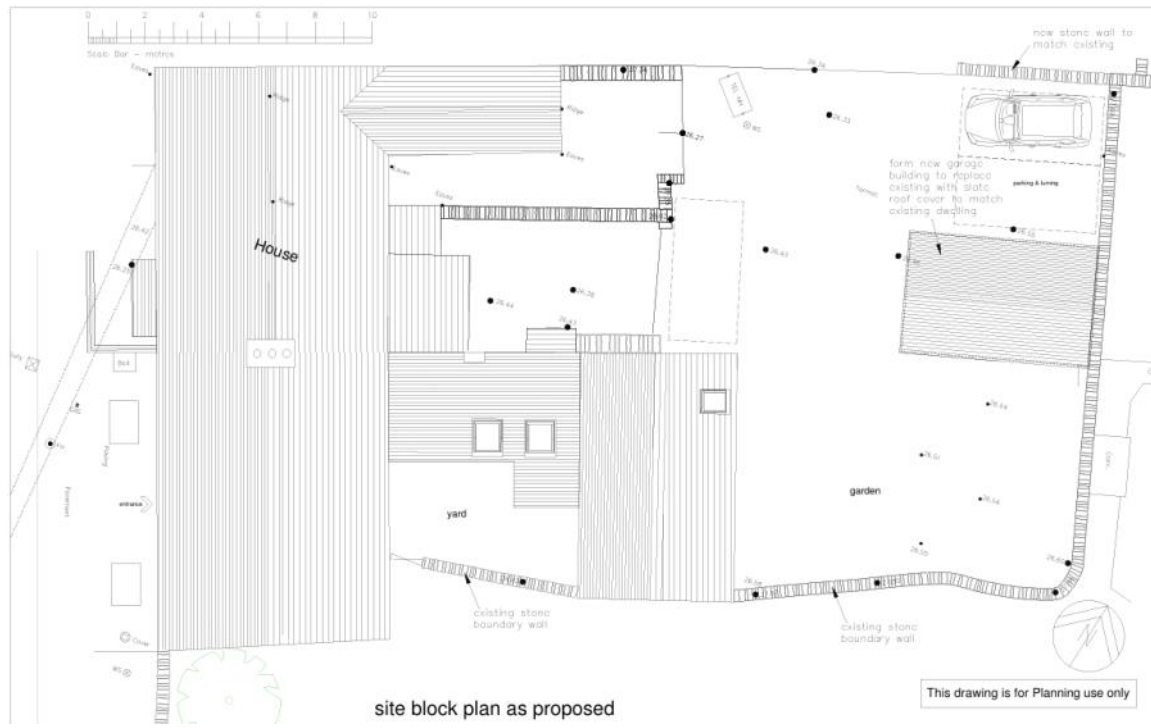
The layout flows through to an impressive open-plan kitchen and dining space, positioned to the rear of the property. The kitchen is designed around a central island, with ample workspace and storage, seamlessly connecting to a bright dining area. Bi-fold doors open out onto the garden, creating a strong connection between indoor and outdoor living.

A separate snug/family room sits adjacent to the kitchen, providing a flexible second reception space—perfect as a playroom, informal lounge or media room.

Further practical features include a utility/store room and access to a rear yard, enhancing the functionality of the home.

The first floor offers a well-balanced four-bedroom layout, ideal for family living. The principal bedroom is a generous double room with built-in storage, enjoying a pleasant outlook. Two further double bedrooms are located within the main part of the house, both well-proportioned and served by a modern family bathroom complete with bath and separate shower.





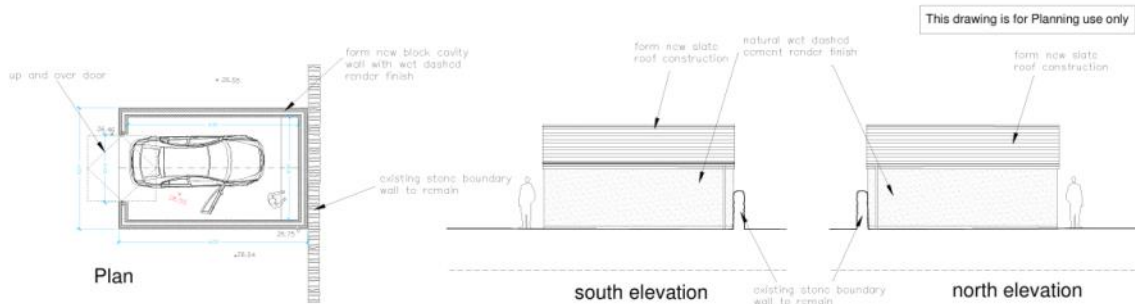
site block plan as proposed

A fourth bedroom is situated in a separate section of the first floor, offering excellent flexibility as a guest suite, home office or private teenager's room, with convenient access to a nearby bathroom and linen storage.

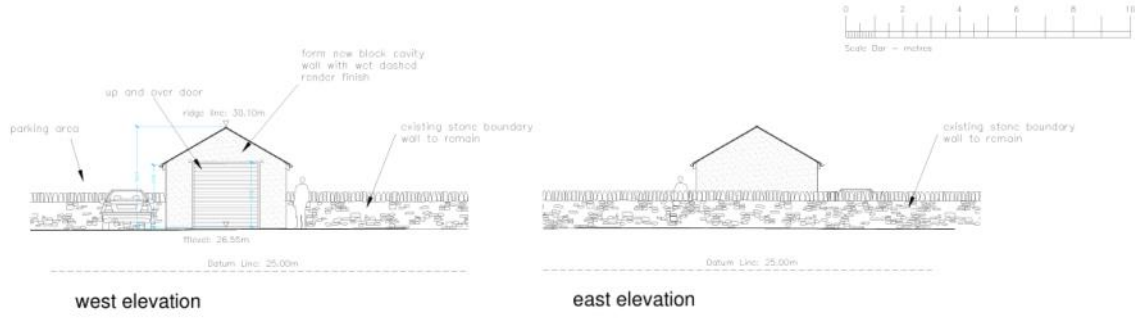
The layout is centred around a spacious landing, enhancing the sense of light and flow throughout the upper floor.

Externally, the property benefits from a generous garden, providing ample space for outdoor entertaining and family use as well as an enclosed courtyard garden. A newly approved detached garage building sits to the rear, alongside private parking and turning space.

This is a rare chance to acquire a centrally located village property with planning already secured. Whether you are a developer, investor or an individual looking to create a forever home in a prime rural setting, this opportunity offers exceptional potential.



This drawing is for Planning use only



Scale Bar - metres

west elevation

east elevation

General Remarks

Services: The property has the benefit of mains electricity, mains water, mains drainage and mains gas available and connected. B4RN broadband connected to the residential accommodation. B4RN has previously been connected to the commercial premises.

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.

Parking: Situated at the rear for several vehicles

Construction Type: Semi-detached stone under slate roof.

Use: Please note that the property was formerly a mixed use commercial and residential but planning consent is now in place for a single residential dwelling.

Conservation Area: The property is located within a conservation area and Protected Landscape

Restrictive Covenants : None that we are aware of.

Unimplemented Planning Consents: The property has planning consent under planning reference - 26/00191/FUL for demolition of rear extension and garage, change of use from a butcher's shop and flat to a single dwellinghouse and erection of a detached garage.

Access, Easements & Wayleaves: 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. The property is accessed via a right of way over the access leading to the rear and the adjoining properties 72 and 74 Main Street have access over part of the rear yard area to gain access to their properties. Internally the front entrance is shared with both the commercial and residential element.

Flooding: According to the Environment Agency's website the property sits in flood zone one, being an area with low probability of flooding.

Council Tax: To be assessed for the new dwelling. The current flat is rated as band A

Business Rates Business rates were previously payable on the commercial element of the property.

Local Authority: Lancaster City Council

Broadband : Available and connected to the property.

Title & Tenure : Freehold with the benefit of vacant possession upon completion.

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

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 BSc (Hons) MRICS FAAV MNAEA 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: //endlessly scoots. Frost

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

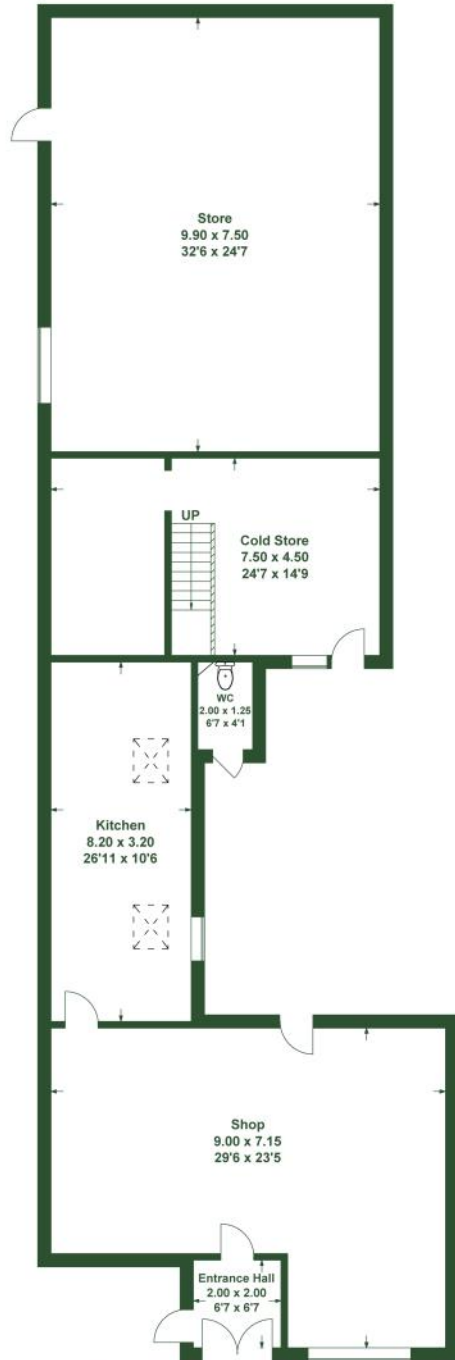
SUBJECT TO CONTRACT.

Photos taken October 2024

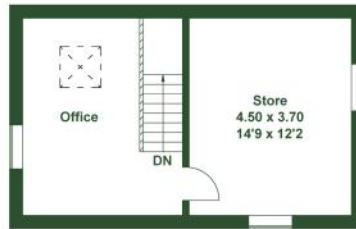


Approximate Gross Internal Area : 304.44 sq m / 3277 sq ft

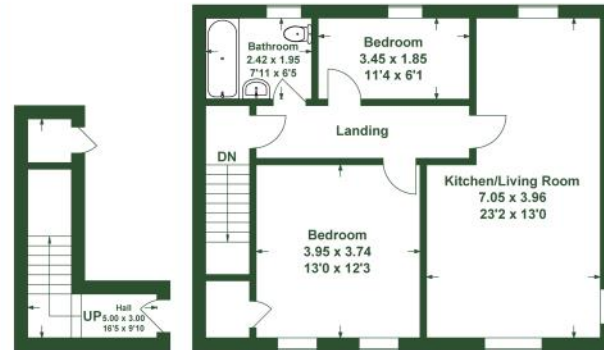
This floorplan is for illustrative purposes only. It is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor



First Floor



Ground Floor

First 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, 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		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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