



Park Lane Smithy, Park Lane, Forton, Preston PR3 0JX

For sale by Informal Tender – Tender Deadline at 12 Noon – Wednesday 7th October 2026







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For Sale By Informal Tender

Deadline: 12 Noon

Wednesday 7th October 2026



2 Bedrooms



2 Bathrooms



0.26 Acres

-
- Partially converted character stone barn.
 - Sought after rural location.
 - Set in secluded gardens and grounds totalling **0.26 acres (0.11 hectares)** or thereabouts.
 - Ability to create a character dwelling.
 - Guide Price: Offers in Excess of £250,000.



Park Lane Smithy provides a unique opportunity to create a bespoke detached dwelling in a sought after location with the benefit of an extensive garden plot, grounds and orchard all set in an area of **0.26 acres (0.11 hectares)** or thereabouts.

The current owners obtained planning consent for the conversion of the former smithy back in 1995 and made a substantial material start on the conversion but sadly due to ill health the project hasn't been completed but now gives the next owner the rare opportunity to complete a conversion and create a beautiful bespoke character dwelling with extensive gardens and grounds.



Access to the property is taken directly off Park Lane, which leads to well stocked gardens with mature fruit and specimen trees which add to the privacy and desirability of the property.

The Smithy is constructed of stone under pitched slate roof. The current owners have partially converted the barn with works to include (but not limited to) - new roof, internal block walling, concrete floors, windows, partial internal walls, first floor joists and flooring, velux windows, external works include new chimneys, rainwater goods etc.



The original site plans for the property identify:

Ground Floor:

- A main entrance into hallway/reception.
- Kitchen and separate dining room.
- Sitting room.
- Bedroom and bathroom.
- At the end of the hallway is an internal access for an attached garage.

First floor:

- Master bedroom with en-suite and dressing room.



Externally, there is ample room to create a garage and private garden areas with driveway off Park Lane.

In summary, Park Lane Smithy provides a wonderful blank canvas for the creation of a family dwelling in a sought after semi-rural location, which has the added benefit of being set in a great plot and a substantial amount of the conversion work already done.

General Remarks

Services: The property has the benefit of mains electric and mains water. There is no waste drainage on site, we are advised this will be needed prior to being signed off by building regulations.

Please note: Amitstead 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 allocated and number of spaces : Ample car parking spaces available into the property.

Construction Type : Stone and brick with concrete block under slate.

Building Safety: None Known

Restrictive Covenants : None Known

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : None Known

Footpaths / Bridleways : We understand that there are No footpaths or bridleways affecting the site

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None Known

Planning Consents affecting the property : Please refer to Wyre Borough Council Planning Portal- Planning Application No. 95/00855

Accessibility adaption information : Not applicable.

Coal field / mining area : N/a

Communications : Broadband: Most major providers are available in the area
Mobile signal: Most major providers are available in the area.

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

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

Local Authority: Wyre Borough Council, Civic Centre, Breck Road, Poulton le Fylde FY6 7PU

Council Tax: To be confirmed

Viewings: Viewings are strictly by appointment with the sole selling agents. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : ///scrubbing.dressings.fingertip

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 Informal Tender with a deadline of 12 Noon on Wednesday 7th of October 2026. If there are high levels of interest we may seek best and final offers

Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

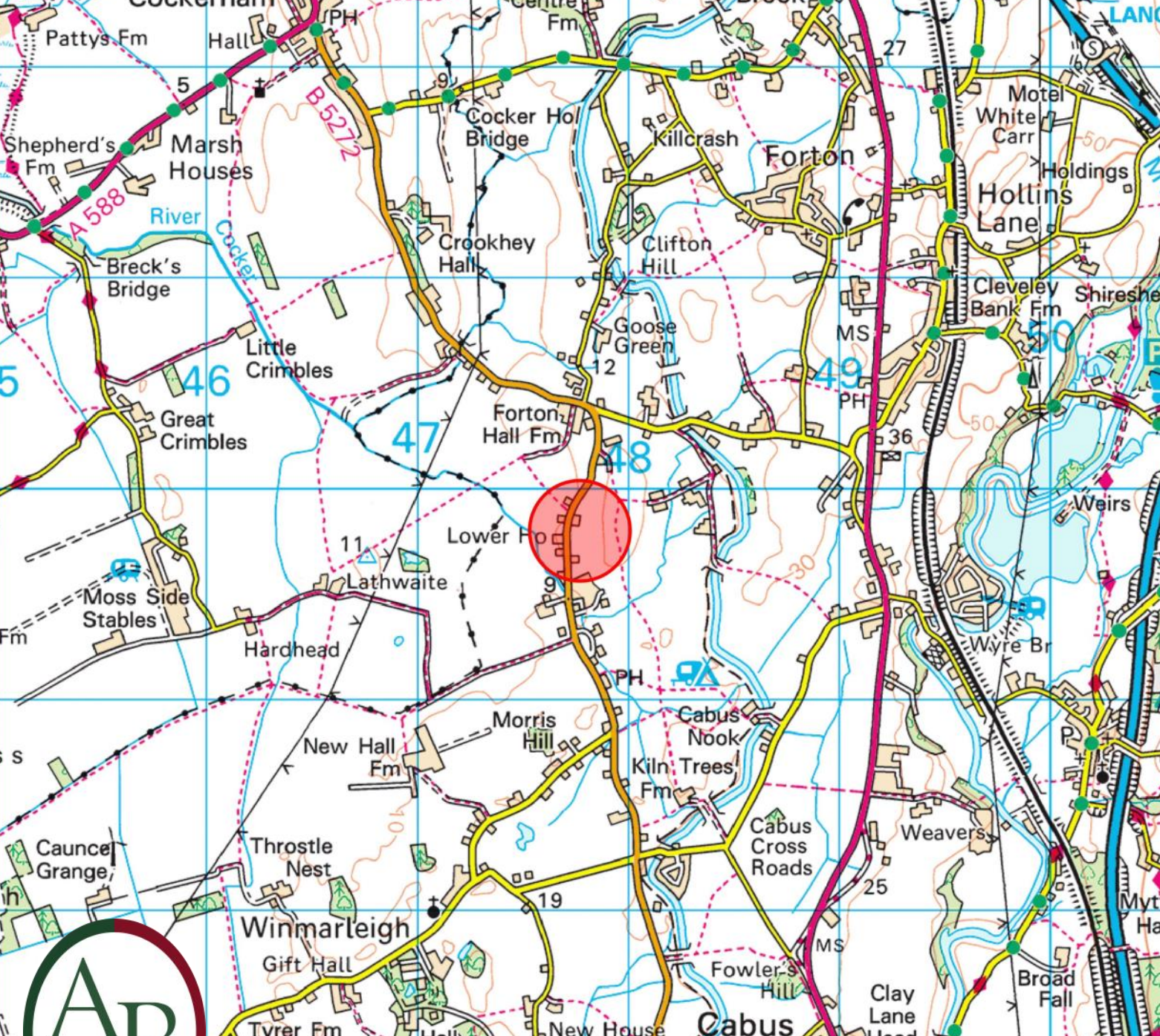
SUBJECT TO CONTRACT





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.



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

Stay in the loop!



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Tender Form : Park Lane Smithy, Park Lane, Forton PR3 0JX

To: Armitstead Barnett LLP, Wyre House, Cartmell Lane, Nateby, Nr Preston, Lancs, PR3 0LU

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact email	

I/We hereby offer the following to purchase, subject to Contract, Park Lane Smithy, Park Lane, Forton PR3 0JX described in the Particulars of Sale prepared by Armitstead Barnett.	
As a Whole £	(Figures)
.....	

I/We understand and confirm as follows:

1. That in submitting this offer I am / we are deemed to have read and understood the Particulars of the Sale and inspected the property.
2. That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
3. Proof of funds are enclosed.
4. Identification is enclosed in the form of passport/driving licence and utilities bill confirming address.
5. That if this offer is accepted I/We will exchange unconditional contracts within **4 calendar weeks** of receipt of the Tender and complete the purchase as soon as possible after exchange of Contracts.
6. That in order to complete the purchase:

(a) cash funds are available?	Yes/No
(b) Mortgage funding will be required	Yes/No
(c) That our mortgage offer is subject to the following conditions	
(d) Subject to sale of existing property	Yes/No
(e) Any other matter	
7. Our suggested completion date is

**Please complete as appropriate and give as much information as possible. Use a separate sheet if necessary.*

The Solicitor who will be acting on my/our behalf is

Name:
Firm:
Full Postal Address:

Signed:

Dated:

PLEASE NOTE THAT THIS OFFER FOR **Park Lane Smithy, Park Lane, Forton PR3 0JX** MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN **12 NOON ON WEDNESDAY 7th OCTOBER 2026** IN A PLAIN ENVELOPE STATING TENDER— PARK LANE SMITHY, PARK LANE, FORTON PR3 0JX . WE REGRET THAT FAXED OR EMAILED OFFERS CANNOT BE ACCEPTED.

***** PLEASE ENSURE PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER** PLEASE SEE “MONEY LAUNDERING REGULATIONS AND COMPLIANCE” UNDER GENERAL REMARKS PAGE 6.*****

CONDITIONS RELATING TO TENDER

Please bare in mind the following when preparing the Tender document for the property enclosed within these particulars.

1. Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this Tender.
2. Submission of a Tender document does not constitute any part of a Contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
4. We would suggest that if an offer is made subject to any factors such as Planning, then these are outlined on the attached form or on a continuation sheet if necessary.

North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
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Ribble Valley
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01200 411 155

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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.