

Land at Bridge End Farm, Brookhouse, LA2 9NW

Offers Over £100,000



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3 Acres

- ** acres / ** hectares of grassland
- Sought after and highly desirable village setting between the villages of Caton and Brookhouse
- Ideally suited to amenity and speculative interests.
- Accessible roadside location with excellent transport links





Occupying an attractive position in the desirable village of Brookhouse, this parcel of approximately ** acres (** hectares) offers a rare opportunity to acquire land in a sought-after village location.

Set within the picturesque Lune Valley village of Brookhouse, this highly sought after Lune Valley setting is ideal for a range of markets. The village itself has a range of shops and services on hand, as well as a highly regarded primary school. 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. The location is also well placed for access to the Lake District and Yorkshire Dales National Parks.

The land comprises a single grassland parcel conveniently positioned between established villages and within easy reach of local amenities and transport connections. The land is a single block of land with stock proof boundaries - TBC. Not sure if its been fenced.

Offering flexibility, the land is ideally suited to both amenity, agricultural and equestrian uses. The land also lends itself to biodiversity enhancement, conservation projects, recreational use subject to the relevant permissions.

One of the property's key attractions is its strategic location. Positioned between established residential communities in an area where demand for land remains consistently strong, the property may also offer some longer-term strategic or development potential, subject to the necessary planning permissions and statutory consents. Prospective purchasers should make their own enquiries with the Local Planning Authority regarding future planning prospects.

Whether acquired for private use, an investment, or with an eye towards potential future opportunities, this property represents a rare chance to secure a versatile parcel in a highly desirable location.

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. Purchasers will need to satisfy themselves as to the suitability of the services.

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 protected landscape

Easement, and Wayleaves or Rights of Way: 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. Access to the property is shared with other properties within the development.

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 site surrounding the subject land has planning for redevelopment under Planning Application Reference 23/00946/FUL, which was successful on appeal on 23rd May 2025 under Appeal Reference APP/A2335/W/24/3357058.

Any planning queries must be made directly to the local planning authority.

Viewings: To be on foot at any reasonable daylight hours when in receipt of the sales particulars.

Health & Safety: Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment.
- No children to be allowed on site.

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 Referral: Is 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: ///shifts.greed.coiling

SUBJECT TO CONTRACT