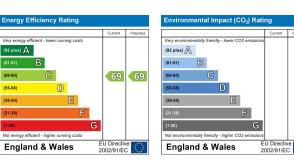
Acresfield Health Club & Spa

Directions

LOCATION: Prominent A Road location with views over farmland, easily accessible south of junction 31 and M6.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



CHARLES LOUIS

HOMES LIMITED

Charles Louis Homes Ltd Bury BL0 9HX

E propertyenquiries@charleslouis.co.uk T 0161 959 0166 www.charleslouishomes.co.uk



Hamilton Arms Lancaster New Road

Cabus, Preston, PR3 1AB

Offers in excess of £699,950











- Ideal Investment & Development Opportunity
- Reference Number-20/00196/LBC
- Detached Property Set within approximately 1.2 **Acres of Land**
- Close to Local Amenities & Motorway Access
- PLANNING PERMISSION FOR 8 APARTMENTS
- Outbuildings & Barns, Suitable for Conversion
- Previously used as Licenced Bar & Restaurant
- Viewing is Highly Recommended To See **Potential**

Tel: 0161 959 0166

www.charleslouishomes.co.uk

Hamilton Arms Lancaster New Road

Cabus, Preston, PR3 1AB

A MUST SEEIDEAL INVESTMENT & DEVELOPMENT OPPORTUNITY**APPROXIMATELY 1.2 ACRES OF LAND**PLANNING PERMISSION FOR 8 APARTMENTS** Charles Louis Homes are pleased to bring to the market this double fronted, two storey detached property which is situated in Garstang near Preston, Lancashire. The Detached property is also set alongside a semi detached barn & outbuildings. There is now planning permission for 8 apartments with balcony and parking.. The approximate size of the proposed accommodation is 7304sqft, with the outhouses adding a further 3110sqft. The property is close to local amenities & motorway access. Viewing is highly recommended to appreciate potential. Please find the link for full planning information below. https://publicaccess.wyre.gov.uk/onlineapplications/applicationDetails.do? keyVal=Q6NYKUSDJIS00&activeTab=summary

Ground Floor

Open plan area, split into two levels. Previously used as dining room and seating area. Separate kitchen and carvery area

Downstairs Visuals

Bar

Cavery

Events Room

First Floor

Currently used as owners accommodation. Would suit redevelopment into apartments.

External

Set within 1.2 acres of land, consisting of separate outbuildings and private parking, a good sized patio, lawned areas, with views over countryside.

Bathrooms

Lounge

Additional Extrernals

Garden Views

Additional Internals

Tel: 0161 959 0166 www.charleslouishomes.co.uk