Farmhouse and range of barns with planning to develop 4 separate dwellings

Elmridge Farm, Elmridge Lane, Chipping, Preston, Lancashire PR3 2NY

Guide £ 650,000
An opportunity to purchase a farmhouse and a range of barns with planning permission to develop into 4 separate dwellings

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- EPC rating = G

Situation
Elmridge Farm is located in a beautiful rural setting between Chipping Village and Longridge Village. The farm is surrounded by open countryside, yet still has good access to the amenities within Longridge Village such as supermarkets, petrol stations, local shops, doctors surgeries, private and public schooling, as well as having access to the M6 and Preston Train Station. Ideal for anyone who requires good commuting access.

Longridge 3.5 miles
Chipping 3.7 miles
M6 Junction 31A 7 miles
Preston Train Station 11 miles
All distances are approximate.

Description
A great opportunity to purchase a development with planning permission to convert traditional farm barns and an existing farmhouse into 4 individual dwellings. The plans allow for 2 detached properties and 2 semi-detached properties, all with garaging, private gardens and parking. The barns are traditional farm buildings in need of complete conversion however there is currently a farmhouse also to be sold. The farmhouse is in total need of refurbishment and upgrading and also forms part of the sale.

Planning Permission
All plans, building consent and discharge of conditions can be found on the Ribble Valley Borough Council website using the reference number 3/2013/0691. Alternatively, please contact the selling agent for a PDF copy of the plans.
Tenure
Freehold with vacant possession upon legal completion.

Services
Mains electricity.

Guide Price
£650,000

Method of Sale
Viewing strictly by appointment only with the sole selling agents Savills Clitheroe.

Post Code
PR3 2NY

Due to the location and nature of the property, access will only be granted by prior arrangement. Anyone visiting the site must have the appropriate headwear and footwear for Health & Safety purposes. Access to the site is otherwise strictly prohibited.

Date of Information
Particulars Prepared February 2016
Photographs Taken February 2016

Viewing:
Strictly by appointment with Savills
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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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