

Goosnargh Village 1 Mile

Preston M6 Motorway 5 Miles

Middleton Hall Farm Goosnargh Preston Lancashire PR3 2JU



An exclusive development project for the conversion of a range of farm barns with the benefit of planning permission under application no: 06/2005/1145 to Preston City Council – decision date 24/07/07. Access is from Mill Lane via a farm road through Cross House Farm as shown on the location plan.

Middleton Cottage, Middleton Hall and The Stables are to be retained. 2 barns are offered for sale comprising 4 units with total internal floor areas as follows:

The Lodge	4 bed attached	2215 sq. ft. approx.
The Grange	3 bed attached	1585 sq. ft. approx.
The Gatehouse	3 bed attached	2025 sq. ft. approx.
The Keepers Barn	4 bed attached	2005 sq. ft. approx.

The Property For Sale is shown on the plan with a boundary edged red freehold with vacant possession

Price: £600,000.

Viewing: By appointment through the Selling Agents.

Selling Agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH.

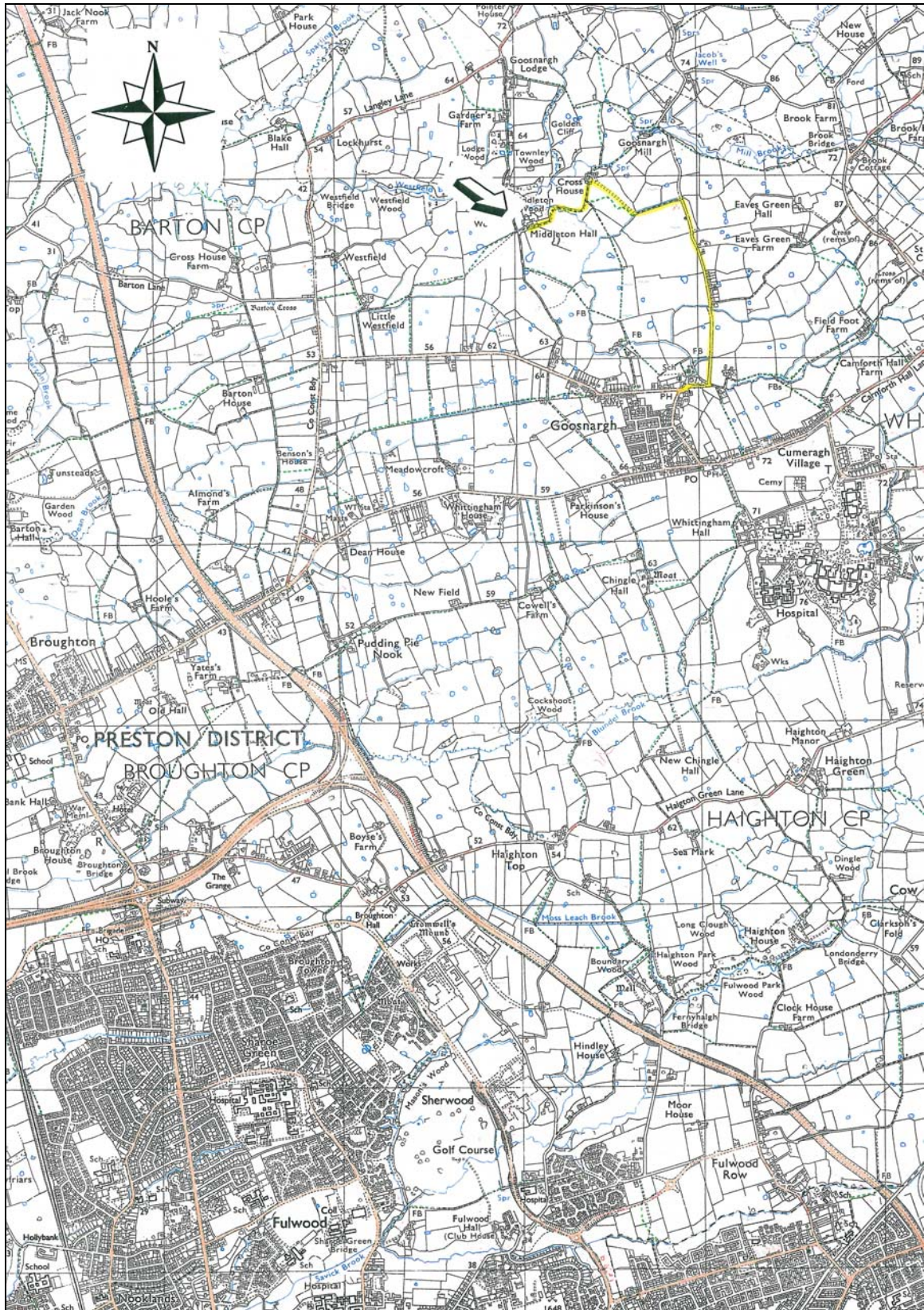
Tel: 01200 441 351. Fax: 01200 441 666.

Middleton Cottage, which is a modern bungalow, and Middleton Hall, which is two attached dwellings, are all separately owned. The Stables (N1) is part of the development project with the benefit of planning permission for conversion to a two-bedroom dwelling and is to be retained by the present owners who will develop it for their own benefit.

The two barns offered for sale have the benefit of planning permission for conversion to four dwellings with two attached units in the West Barn (W1 and W2) and two attached units in the South Barn (S1 and S2).

Plans are available for inspection at the offices of the Selling Agents. The plans provide for the following layout:

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| The Lodge (W2) | Ground Floor (approx 1420 sq. ft.) with Entrance Hall, Lounge, Dining Room, Study, Kitchen, Utility, Cloaks.
First Floor (approx 795 sq. ft.) with Bedroom with en-suite, three further bedrooms and bathroom.
Garaging and garden. |
| The Grange (W1) | Ground Floor (approx 1025 sq. ft.) with Lounge, Dining Room, Kitchen, Utility, Cloakroom and Bedroom.
First Floor (approx 560 sq. ft.) with Bedroom and en-suite, one further bedroom and bathroom.
Garaging and garden. |
| The Gatehouse (S1) | Ground Floor (approx 1600 sq. ft.) with two entrance halls, Lounge, Dining Room, Kitchen, Study, Utility, Cloaks and Bedroom with en-suite.
First Floor (approx 425 sq. ft.) with two further bedrooms and bathroom.
Garaging and garden. |
| The Keepers Barn (S2) | Ground Floor (approx 1350 sq. ft.) with Entrance Hall, Lounge, Dining Room, Kitchen, Study, Cloaks and Bedroom with en-suite.
First Floor (approx 655 sq. ft.) with second bedroom with en-suite, two further bedrooms and bathroom.
Garaging and garden. |



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