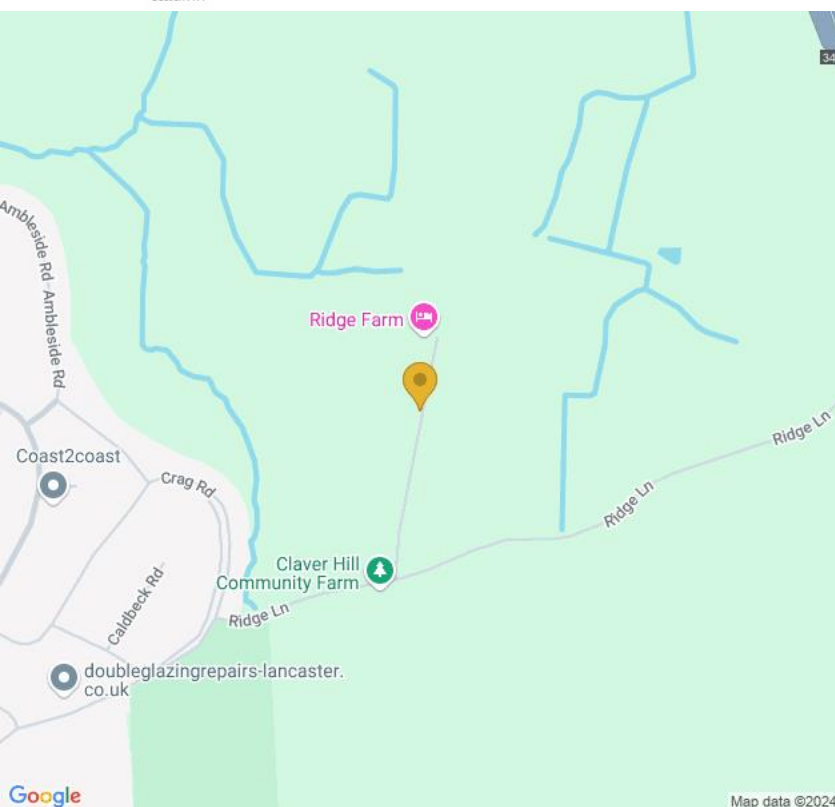
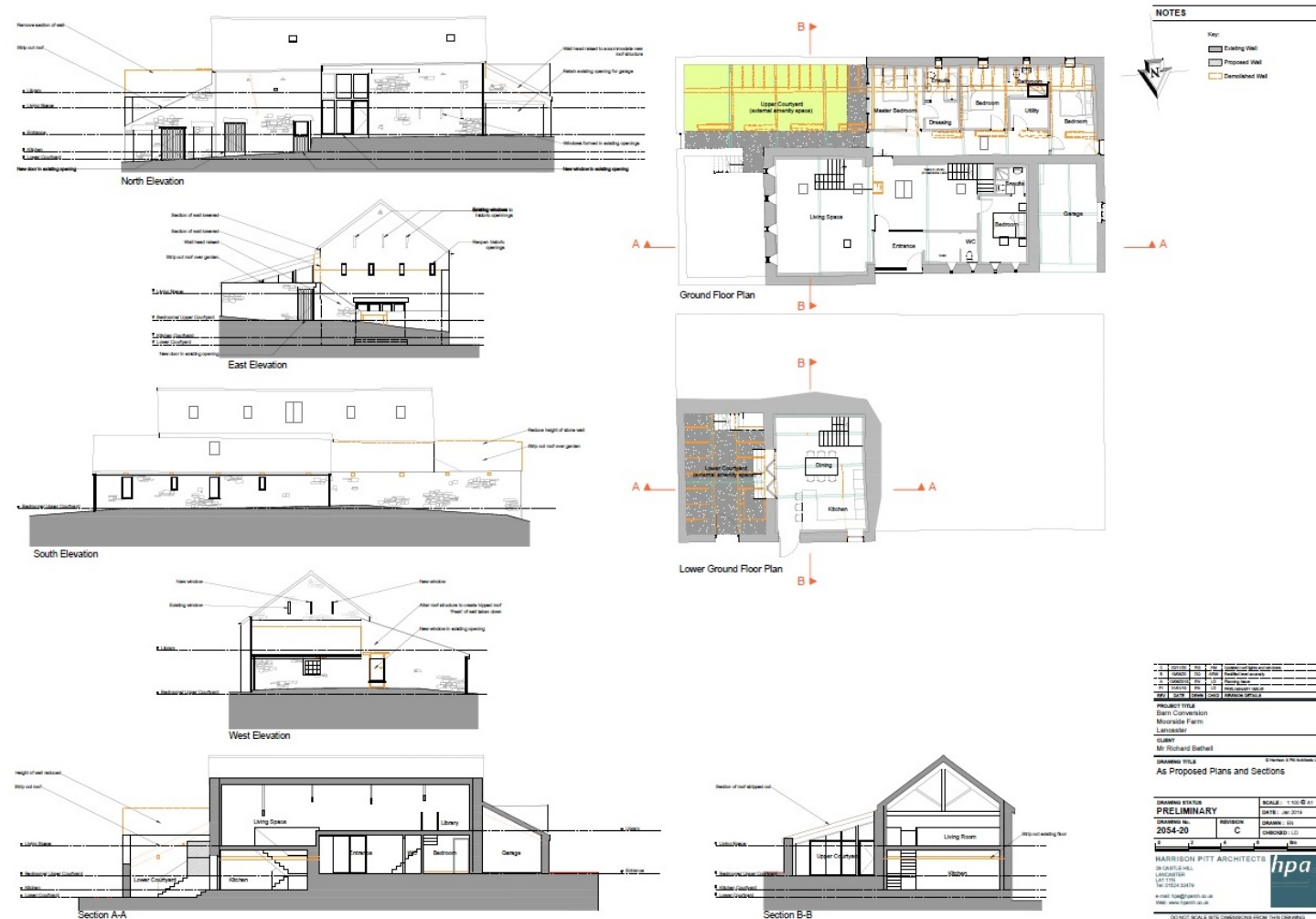


O.O  
£250,000

Grimeshaw Lane,  
Quernmore, Lancaster LA1



Lancaster  
18 New Street  
Lancaster LA1 1EG

Tel: 01524 842222  
Email: [lancaster@farrellheyworth.co.uk](mailto:lancaster@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/lancaster>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- Detached Barn With Outline Planning, Application No. 20/00892/OUT
- Permission to Convert to Fabulous Split Level 4,000 sqft Dwelling
- Superb Open Rural Aspects in Idyllic Most Private Location
- Access Via unmade Track Yet Approx. One Mile From Lancaster
- Unique Development Opportunity, Viewing Strictly By Appointment

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Pending EPC

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





This is a unique opportunity to purchase a detached barn with planning permission for conversion into a split level four bedroom dwelling with a gross internal floor area of approximately 4000 sq feet. This substantial traditional stone built/slate roof detached barn is situated in a delightful semi-rural location enjoying a degree of privacy that is hard to find.

The barn is situated next to the old original farmhouse on the easterly side which is due to be demolished and replaced with a new dwelling by the vendor.

**Services**  
Private package bio sewage treatment system to be installed by the purchaser. Mains electricity available subject to application by the purchaser. The property is currently served by a shared private spring water supply, however the purchaser should undertake to install ether a new private bore hole water supply or alternatively join with the vendor to share the cost and future maintenance of a new joint bore hole water supply.

**Directions**  
The Moorside former farmstead is located approximately one mile North East of Lancaster off Quernmore Road/Stone Row Head. For more detailed directions please call Farrell Heyworth, Lancaster.

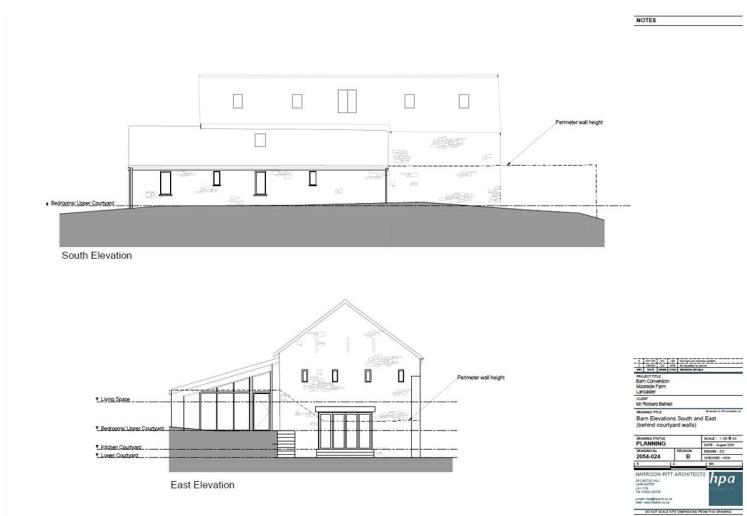
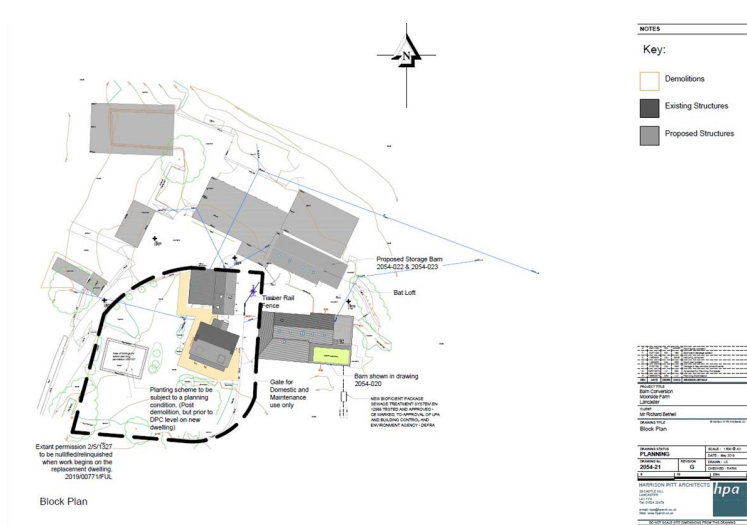
The planning application number 204/00892/OUT is available for inspection on Lancaster City Council planning portal.

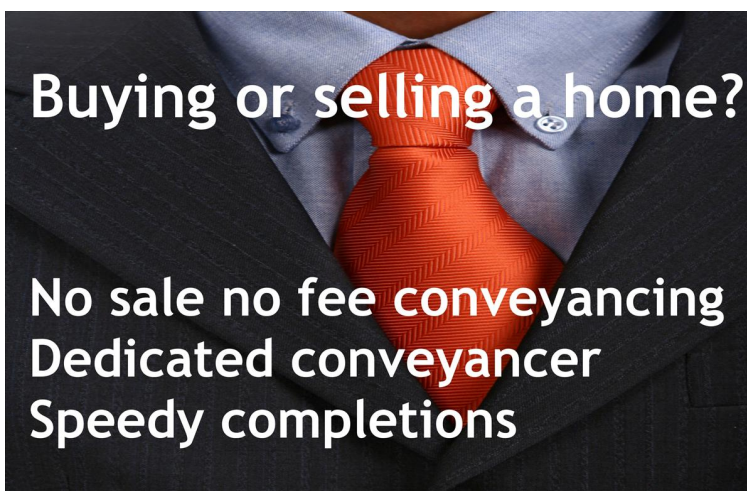
Please Note: There is potential to purchase additional acreage by separate negotiation if desired.

**Tenure:** Freehold  
**Council Tax:** Band E

# “What The Agent Says”

This is a unique development opportunity of an existing traditional stone and slate built detached barn in an idyllic and most private location, simply stunning rural aspect.





## Buying or selling a home?

No sale no fee conveyancing  
Dedicated conveyancer  
Speedy completions