



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.

Directions

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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

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****A MUST SEE**IDEAL 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/online-applications/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