

# For Sale

LANDWOOD  
GROUP



## THE GARAGE, BAY HORSE, LANCASTER LA2 9AQ

### Freehold development land with planning permission under reference no. 17/00827/FUL

- Located in Dolphinholve, a rural village situated on the River Wyre and on the edge of Forest of Bowland AONB
- 0.59 acres (0.24 hectares)
- Planning permission for the demolition of garage (retrospective) and erection of nine dwellings including landscaping, parking.
- Situated two miles from Junction 33 of the M6 motorway and 6 miles from Lancaster City Centre

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Date of particulars: January 2024



## Location

Situated in a Dolphinholme, a rural village situated on the River Wyre and on the edge of Forest of Bowland AONB. The site occupies a prominent roadside position opposite to the Fleece Inn Pub. Dolphinholme is quaint but has a school, a village hall, a church and a pub (The Fleece Inn). The subject plot is conveniently located within the village. A number of additional amenities can be found in Lancaster.

Lancaster is located 6 miles north and 6 miles south is Garstang. The property has good access to the M6 with junction 33 being just two miles away.

## Description

The subject comprises an 0.59 acre vacant parcel of land which has planning permission for the erection of nine dwellings. The consent allows for 6 x two-bedroom terrace dwellings and 3 x three-bedroom dwellings.

The approved plans show the following accommodation:

House Type A (70sq.m.)- To the ground floor, there is a kitchen/dining area, W/C and a living area. On the first floor, there is a double bedroom, a single bedroom and a bathroom. There are six of this house type.

House Type B- (81sqm) To the ground floor, there is a kitchen/dining area, utility room, W/C and a living room. On the first floor, there is one double bedroom and two single bedrooms along with a family bathroom. There are two of these.

House Type D (79.54sqm) -To the ground floor, there is an open plan kitchen/dining/living area, a double bedroom and an en suite. On the first floor, there are two double bedrooms and one en suite bathroom. There is one of these on the approved plans.

## Planning

Planning Reference: 17/00827/FUL - Demolition of garage (retrospective) and erection of nine dwellings including landscaping, parking and access. Planning permitted on 02/11/2023.

All parties must make their own enquiries with Lancaster City Council planning department, and for further details on the planning consent.

## Tenure Information

The property is held by way of a freehold title, under title number LA875528.

## Price

We are inviting offers for the freehold interest.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewings

Strictly by appointment.

