



The Barn Pudding Pie Nook Lane, Goosnargh, Preston, PR3 2JL

£235,000

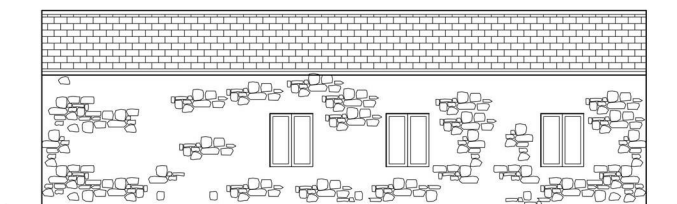


Holdens are pleased to bring to the market a rare opportunity to purchase a detached barn with permitted development approval (application number 06/2023/0907) for conversion to a detached three bedroom bungalow. The building is a steel portal frame agricultural building with concrete block walls, concrete floor, door and window openings, externally clad with steel sheet under a cement fibre clad pitch roof. Externally there are hard standing areas. Approval for an open plan living room/kitchen, three bedrooms, one en-suite, house bathroom. Planning allows three years for conversion completion. Nearby mains water & electricity within close proximity for connection. The building can be found on Pudding Pie Nook Lane, Goosnargh. A very peaceful location yet very handy for motorway connections. 117 square metres (internally).

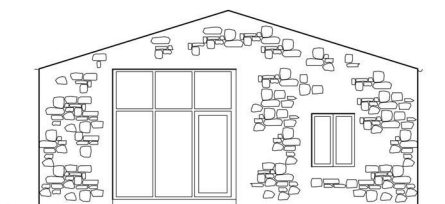




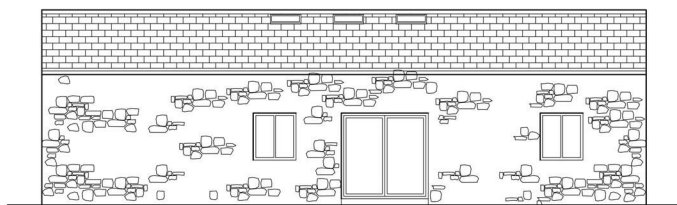




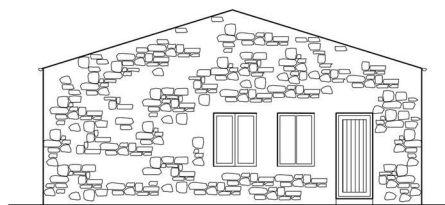
WEST ELEVATION



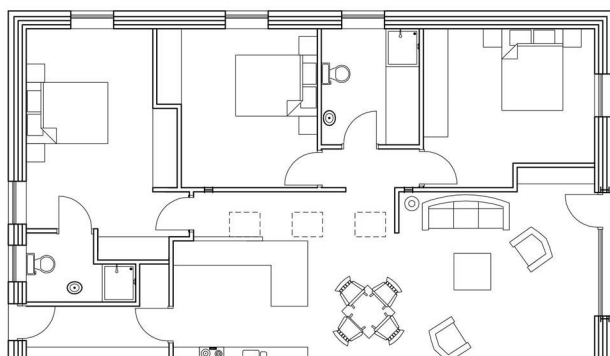
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

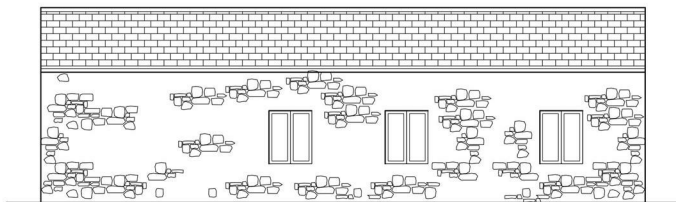


PROPOSED FLOORPLAN

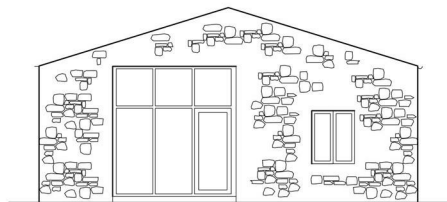


A FLOOR PLAN ADDED	25.08.2023
REV.	DATE:
PROPOSED ELEVATIONS & PLAN	
AGRICULTURAL BUILDING	
NORTH OF PLUDDING PIE	
NOOK LANE, GOOSNARGH	
JOHN ROWE ARCHITECTURE & URBAN DESIGN	
10 WINDY STREET, GREAT LUTON, LU1 1AA	
TEL: 01582 560000	

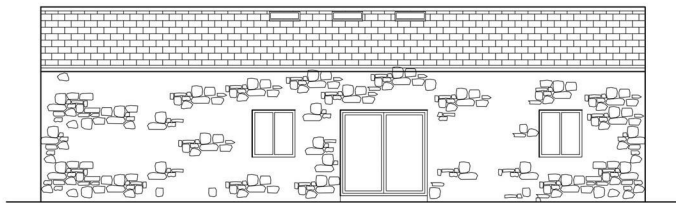




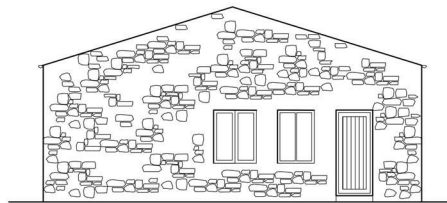
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

PROPOSED FLOORPLAN



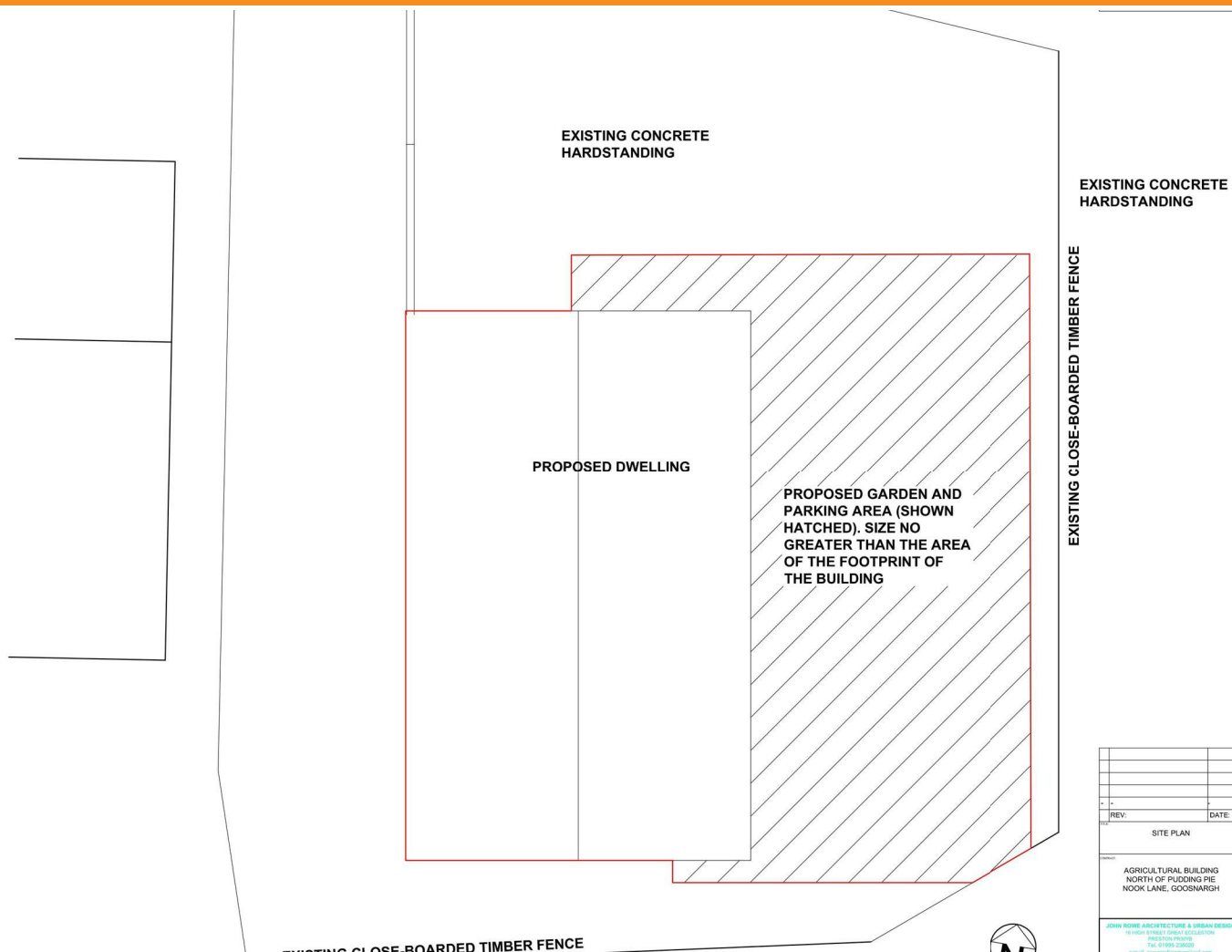
REV.	DATE
PROPOSED ELEVATIONS & PLAN	
AGRICULTURAL BUILDING NORTH OF PUDDING PIE NOOK LANE, GOOSNARGH	
JOHN ROWE ARCHITECTURE & URBAN DESIGN 16 HIGH STREET GREAT ESCUSSION PRESTON PR3 3FE Tel: 01772 233380 e-mail: jrowe@architectsrowe.co.uk	

WRITTEN CONSENT, IT REMAINS OUR PROPERTY & MUST BE RETURNED ON REQUEST.  
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.



REV.	DATE
LOCATION PLAN	
AGRICULTURAL BUILDING ADJACENT TO OAK HOUSE, PUDDING PIE NOOK LANE, GOOSNARGH	
JOHN ROWE ARCHITECTURE & URBAN DESIGN 16 HIGH STREET GREAT ESCUSSION PRESTON PR3 3FE Tel: 01772 233380 e-mail: jrowe@architectsrowe.co.uk	
DRAWN: JNR	CHECKED: JNR
DATE: 09.08.2023	SCALE: 1:1250















Road Map



Hybrid Map



Terrain Map



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.