CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

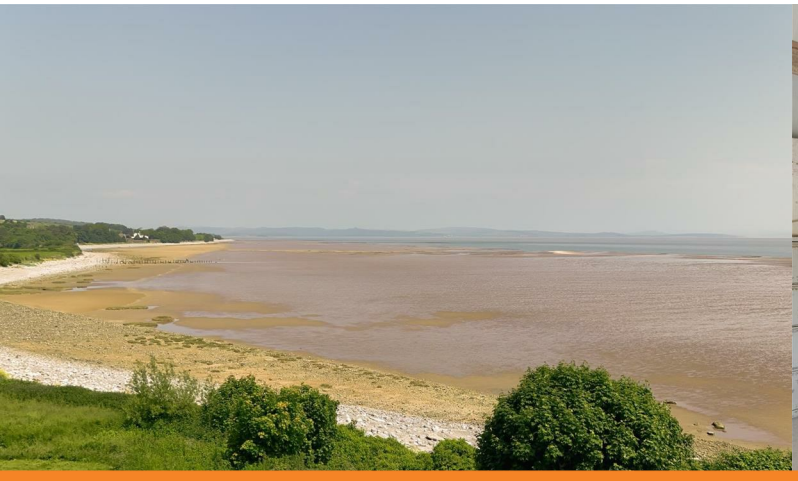


The Barn Moat Farm

Ulverston, LA12 9RU

Offers In The Region Of £125,000

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The Barn Moat Farm

Ulverston, LA12 9RU

Offers In The Region Of £125,000







An incredible and rare opportunity to acquire a sound former agricultural barn situated approximately 100m from a private, secluded beach. Offering lovely uninterrupted sea views, this property comes with a history of Planning Permission for a residential unit - now lapsed. The Seller is uniquely offering to assist the Buyer with a new Class Q Permitted Development application. Under the Class Q procedure there is no requirement for expensive and time-consuming bat surveys, structural or archaeological surveys making the planning procedure much simpler.

This substantial former agricultural building offers a blank canvas in one of the most sought after coastal settings available. The barn is constructed from traditional stone with a characterful part slate and part profile tin roof (renewed approximately 12 years ago).

Outside the barn has space for a small garden area to the front, perfect for taking in the sea views, alongside dedicated space for parking two to three vehicles.

The traditional barn offers a generous internal footprint, providing ample space for a striking bespoke layout whether designed a grand single residence or split into two independent units. The interior height of the barn lends itself well to a small mezzanine area.

The site is highly accessible from a development point of view with open working areas, vital infrastructure already in place and easy access from the A5087 Coast Road.

The true crown jewel of this property is its position. Located just a short stroll, approximately 100 metres from a quiet private beach, the panoramic marine vistas provide an extraordinary backdrop for a premium residential dwelling or lucrative holiday let investment.

Planning and Development Note:

While the previous Planning Permission for a residential unit has lapsed, the building's history establishes a strong precedent for development. The property meets the core criteria for a Class Q Permitted Development application. To provide complete peace of mind, the Seller will actively assist the successful Buyer with the submission and navigation of the Class Q application procedure.

Room One - Ground Floor
35'9" x 16'7" (10.91 x 5.07)

Room Two - Ground Floor
15'8" x 20'4" (4.80 x 6.21)

Room Three - First Floor
15'8" x 20'4" (4.80 x 6.21)

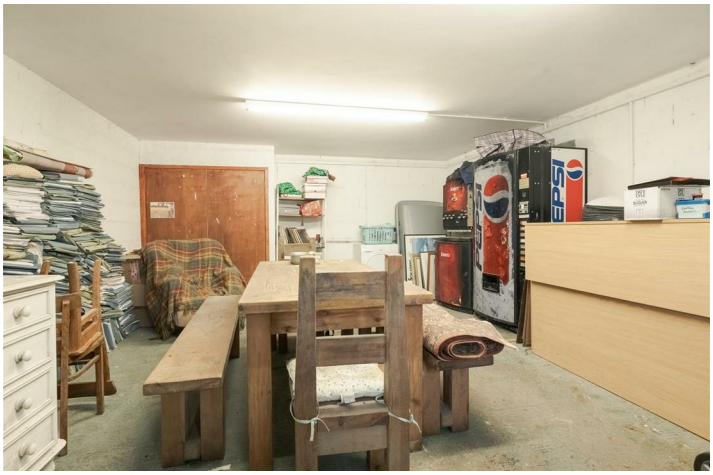


- Outstanding coastal location
- Fantastic sea views
- Readily equipped with electricity and mains water nearby
- Situated approximately 100m from a secluded private beach
- Solid, sound, stone building
- Eligible for conversion under Class Q Permitted Development to a residential building(s) with the Seller committed to assisting with the application process









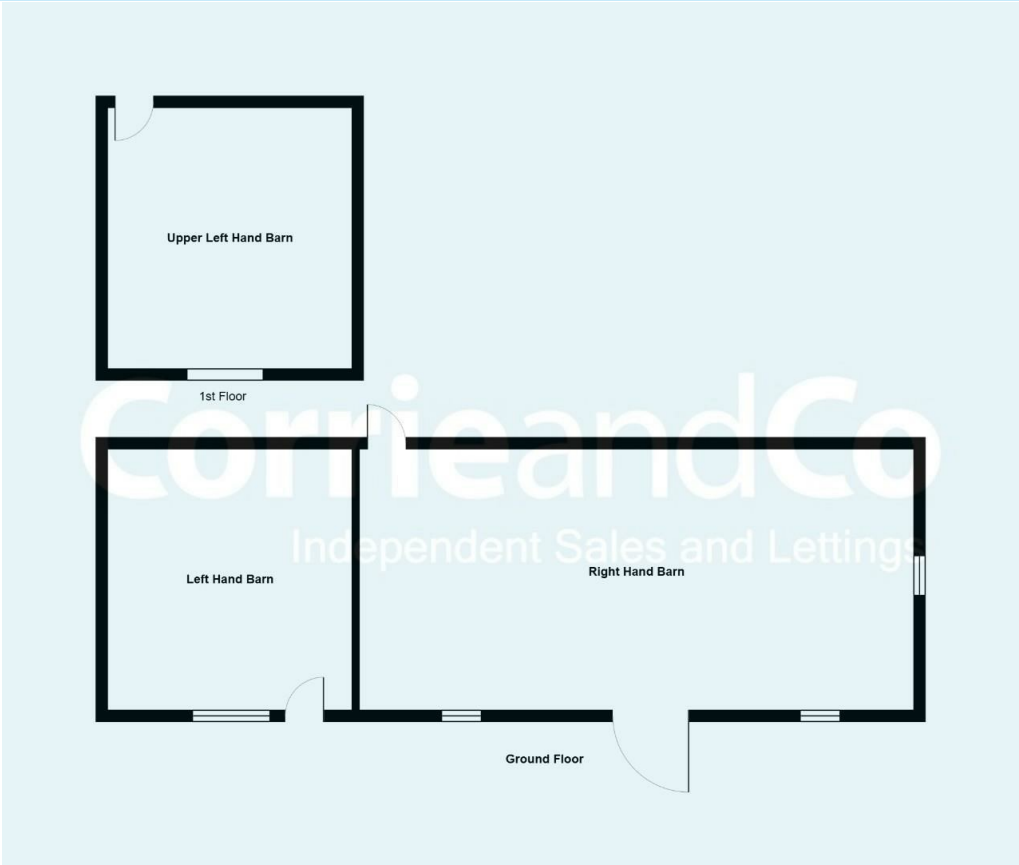
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

