



Weeton Road, Singleton, Poulton-le-Fylde, FY6 8NQ

O.I.R.O. £1,100,000







Weeton Road, Singleton, Poulton-le-Fylde, FY6 8NQ

Offers in the region of £1,100,000



4 Bedrooms



4 Bathrooms



0.89 Acres OTA

-
- Impressive detached barn conversion
 - 5 reception rooms, 4 bedrooms, 4 bathrooms
 - Offering 4065 sq ft (377 sq mts) or thereabouts
 - 3 car garage and stabling
 - Set in 0.89 acres (0.36 ha) or thereabouts
 - Planning permission to create further accommodation
 - On the edge of the sought after village of Singleton
 - Good access to the main road and motorway network



Oozing character and charm this superb award winning barn conversion is sure to impress. A wonderful family sized home including a welcoming dining hall, study, kitchen open to the snug, games room and lounge along with two ground floor WCs and a utility room. The first floor has four bedrooms and four ensuite bathrooms. The gardens and grounds are immaculately presented, there is a large expanse of lawn, mature trees, flower and shrub beds along with a porcelain tiled patio. A brick under slate built building has been used as stabling and has planning permission to alter to create additional space e.g. gym, office and studio. This home lends itself to both family life and entertaining—we can't wait to show you inside!

Electric gates sit on impressive brick-built gateposts, the gates open to reveal a stone set drive which sweeps through to the rear block paved parking area ahead of the triple garage. From entry, it is clear to see how well presented this property is and it continues throughout

Day to day entry is taken through the back door into a lobby area this opens to the snug which further opens into the kitchen space giving a real open plan style feel. The snug has an attractive fireplace set in a brick feature along with exposed timber work in the ceiling, making an attractive cosy room. This room opens through to the kitchen space where there are cantilevered bi-fold doors with built in blinds which open allowing the outdoors in giving a really modern feel to the room.

Off the back door lobby there is a ground floor WC, utility room with point for a washer and dryer

A further reception room is currently used as a games room and has a built in DJ booth/console & bar, further built in Carl Josef furniture along with a TV point. There are bi-fold doors with integral blinds and the floorcovering is in oak. There is a door to the garaging and doors through to the snug.







The beautiful kitchen is by Carl Josef and includes a range of wall and base mounted units for the central island to include a breakfast bar, the work surfaces are granite. A mains gas fired Aga is set in an attractive brick feature giving a warming feeling to the room. Integrated appliances include two fridges, dishwasher, microwave, Quooker tap to include sparkling water and boiling water functions.

The front door is set within an attractive picture window with integrated blinds ensuring that the barn theme continues into the conversion. This front door opens into a fabulous dining hall which also has a picture window to the rear courtyard. This space has a superb staircase hand crafted by the Liverpool joinery company and enjoys a timber effect tiled floor. A further WC is found off this space which includes a built-in cupboard, WC and pedestal wash handbasin.



The study also has built in fitted Carl Josef furniture and there are windows to the front of the property. The perfect setting to get to work.

The lounge is a beautiful room, there are windows to three sides allowing plenty of natural light and a wood burner is set in a brick feature wall on a stone hearth. Whilst this room has a more formal feel, the woodburning stove and character features ensure it remains cosy.





The staircase rises up to the first floor where there is a landing with doors off to various bedrooms. The spacious principal bedroom has a sliding door to a balcony which offers super views out across the gardens and grounds and the countryside beyond. There is an oak floor and a dressing room which is also fitted out by Carl Josef. The ensuite includes a double ended bath, separate shower, wash handbasin set in a unit and a wall mounted WC, there is also heated towel rails & picture window.

Bedroom 2 has views out to the rear of the property and includes an ensuite which has a double ended spa bath, separate shower, wash handbasin set in a unit, wall mounted WC and heated towel rail.

Bedroom 3 also has a window to the rear and includes fitted wardrobes. The ensuite has a shower, bath, WC, wash basin in a unit and heated towel rail.

Bedroom 4 has views out to the front of the property and includes an ensuite which has a bath with a shower head fitting, pedestal wash handbasin and WC along with further storage.

A further room is currently used as a nursery, but might make a great additional reception space or dressing room.

In 1998 Fylde Borough Council awarded Mill Farm a Premier Award at the Civic Conservation Awards for Good Design in the Environment- It is not everyday you get to own an award winning property!







Local Area

Singleton is a charming Village, located on the Fylde coast. Situated close to the M55 motorway offering easy access for transport links. Close to nearby Blackpool, Weeton, Great Eccleston & Poulton le Fylde which offers a range of amenities, including shops, cafés, restaurants, supermarkets, and leisure facilities. The area is well-served by highly rated primary and secondary schools and enjoys excellent transport links, with direct rail services to Preston, Manchester, Liverpool, and London.







**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Householder Planning Application - Granted

Part 1 - Particulars of Application

Application No.:	24/0460
Location:	MILL FARM, WEETON ROAD, SINGLETON, LANCASHIRE FY6 8NQ
Description:	ALTERATIONS AND EXTENSION TO EXISTING STABLE BLOCK AND GARAGE TO CREATE A HOME GYM AND CONSTRUCTION OF DETACHED, SINGLE STOREY GARAGE FOLLOWING DEMOLITION OF EXISTING LOG STORE

Part 2 - Particulars of Decision

The Fylde Borough council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof subject to the following condition(s):

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - Project 24.04 Drawing ex.00
- Proposed Site and Roof Plan - Project 24.04 Drawing no. PL.01 Rev B
- Proposed Gym Plans and Elevations - Project 24.04 Drawing no. PL.02 Rev B
- Proposed Garage Plans and Elevations - Project 24.04 Drawing no. PL.03 Rev B

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 2 of this permission.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. The garage and gym buildings hereby approved shall only be occupied for purposes that are incidental to the occupation of the application dwelling as a single residential dwelling and shall not be sold, sublet or otherwise occupied independently of that dwelling or used for any commercial purposes.

Reason: To preserve the character and appearance of the area, to ensure that the curtilage of the dwelling is not overdeveloped or subdivided inappropriately and to achieve a high standard of amenity for existing and future occupiers in accordance with the requirements of policies GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

5. No clearance of any vegetation and/or demolition of buildings (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation and/or buildings to be cleared do not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation and/or buildings shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

6. The development shall be carried out in strict accordance with the tree protection measures detailed in the document titled "Arboricultural Method Statement" by 'Mulberry' dated August 2024. The temporary protective barrier to be formed around the root protection areas of the retained trees shall be erected in accordance with the details and siting shown on Appendix 1 - Tree Plan of the Arboricultural Method Statement before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any development commences in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

7. The development hereby approved shall be carried out in full accordance with the mitigation measures identified in the 'Precautionary Method Statement and Reasonable Avoidance Measures' section of the submitted Preliminary Bat Roost Assessment Report dated 17.6.2024.

Reason: To ensure that adequate mitigation measures are implemented as part of the development in order to limit the potential for harm to and that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of

Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

8. Unless an alternative scheme and timetable for the incorporation of biodiversity enhancement measures into the development has first been submitted to and approved in writing by the Local Planning Authority, the following measures identified within the Biodiversity Enhancement Measures section of the Preliminary Bat Roost Assessment Report dated 17.6.24.

The provision of separate bat boxes (two in total) of the type indicated within the 'Precautionary Method Statement and Reasonable Avoidance Measures' section of Preliminary Bat Roost Assessment Report before any works which relate to the development hereby approved are started, the bat boxes will then remain in place following the completion of the development.

The duly installed biodiversity enhancement measures shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

Informatives:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

For the purposes of determining whether to approve a Biodiversity Gain Plan, the planning authority in respect of this permission is Fylde Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements listed below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and: (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: (i) the application for planning permission was made before 2 April 2024; (ii) planning

permission is granted which has effect before 2 April 2024; or (iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which: (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which: (i) consists of no more than 9 dwellings; (ii) is carried out on a site which has an area no larger than 0.5 hectares; and (iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

2. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions in order to ensure that the proposal comprises sustainable development and would improve the economic, social and environmental conditions of the area in accordance with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has

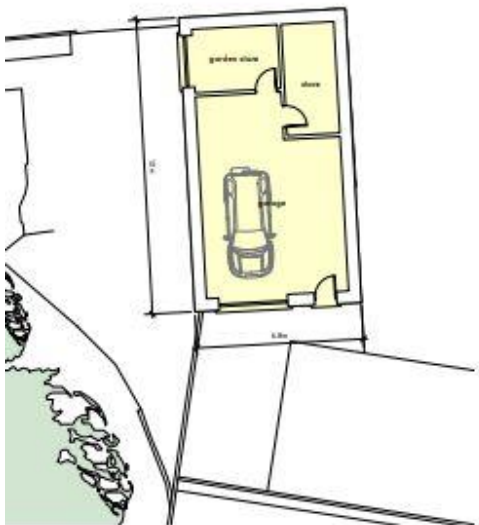
material schedule

samples of proposed materials to be provided on request

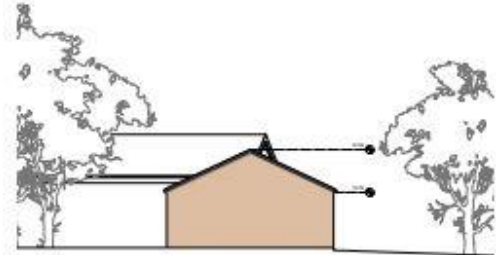
- roof slate, as existing
- walls red brick, as existing
- windows aluminium, polyester powder coated

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DATE: 02/04/2024
 BY: [Signature]
 FOR: [Signature]



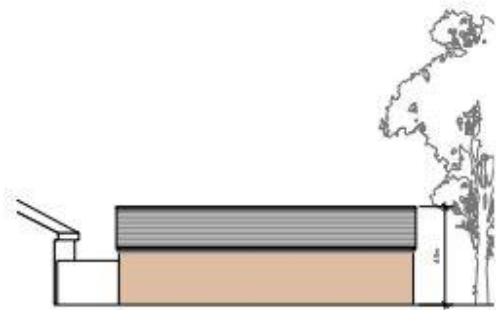
A Garage - Ground Floor Plan
Scale: 1:100



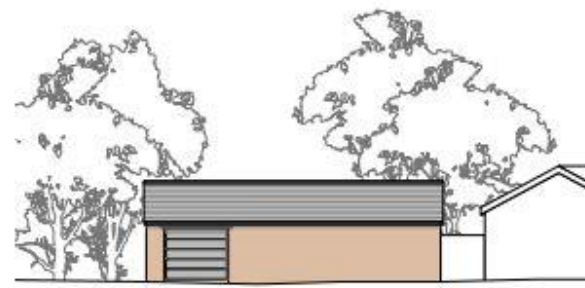
B Garage - North Elevation
Scale: 1:100



D Garage - South Elevation
Scale: 1:100



C Garage - East Elevation
Scale: 1:100



E Garage - West Elevation
Scale: 1:100



Proposed Garage Plans & Elevations

SA stanton andrews architects

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 t: 02070 444490 e: mail@stantonandrews.co.uk w: stantonandrews.co.uk

Mill Form 24.04 **PL.03**

Proposed Garage Plans and Elevations
 1 to 100 @ A1 may 2024 planning 8

material schedule

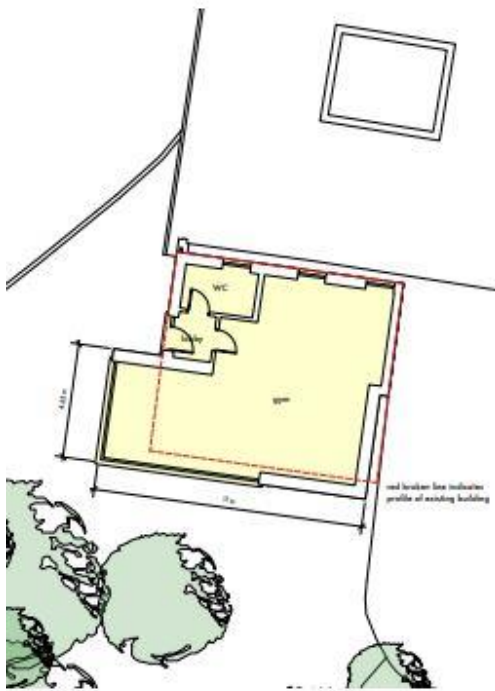
samples of proposed materials to be provided on request

- roof - slate, as existing
- walls - red brick, as existing
- windows - aluminium, polycarbonate panels

This drawing is not a contract. It is a representation of the proposed design and is subject to change without notice. It is not to be used for construction purposes. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary permissions and consents are obtained. The client is advised to seek professional advice before proceeding with any construction work. The architect is not responsible for any errors or omissions in this drawing. The architect's liability is limited to the professional services provided. The client is advised to read the terms and conditions of the architect's contract before signing it. The architect's contract is available on request. The architect's contact details are: Stanton Andrews Architects, 24.04, Mill Farm, 1 to 100 @ A1, May 2024, Planning.

A 03/04/2024 **Issued for pre-application**

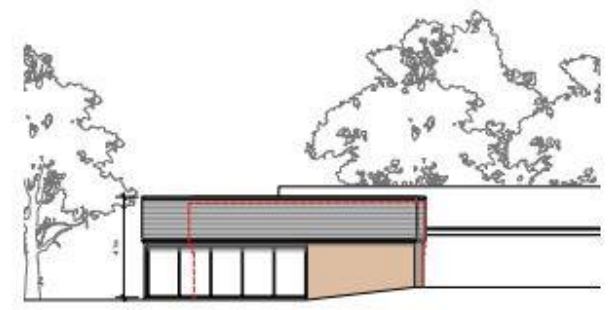
B 06/04/2024 **Issued for planning**



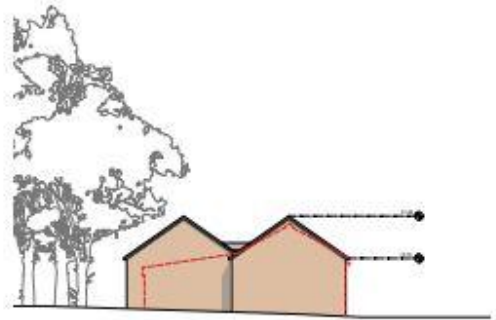
A Gym - Ground Floor Plan
Scale: 1:100



B Gym - North Elevation
Scale: 1:100



D Gym - South Elevation
Scale: 1:100



C Gym - East Elevation
Scale: 1:100



E Gym - West Elevation
Scale: 1:100



Proposed Gym Plans & Elevations

SA stanton andrews architects

24.04 Mill Farm 1 to 100 @ A1 May 2024

Proposed Gym Plans and Elevations

PL.02



General Remarks

Services: The property has the benefit of mains water, mains gas, and mains electricity. Heating is by way of an gas central heating system. Car charging point. The windows, fascia boards and soffits have been replaced in recent years. There are solar panels. Heating is a 'hotel type' heating system and we are informed it ensures excellent pressure with underfloor heating situated in the snug/hall and 3 ensuite. There is air conditioning in the bedrooms kitchen & snug. CCTV and alarm. Fibre broadband. Foul drainage is via a sewage treatment plant. **Health & Safety :** There is a well in the back garden on the patio area, be careful with small children.

Parking allocated and number of spaces : There is a large parking area on the drive for several cars and also a three car garage.

Construction Type : Brick, blockwork, steel and slate.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Rights of access over land adjacent to the North of property for maintenance

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : Stanton Andrews architects submitted plans for the alteration of the existing brick built stable building to create a gym / studio under planning permission 244/0460.

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Communications :

Broadband: Openreach available in the area

Mobile signal: 02, Three, Vodafone and EE available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [//fewer.locked.hamper](https://www.what3words.com/#!/fewer.locked.hamper)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser eaming commission from them, for recommending you to them.

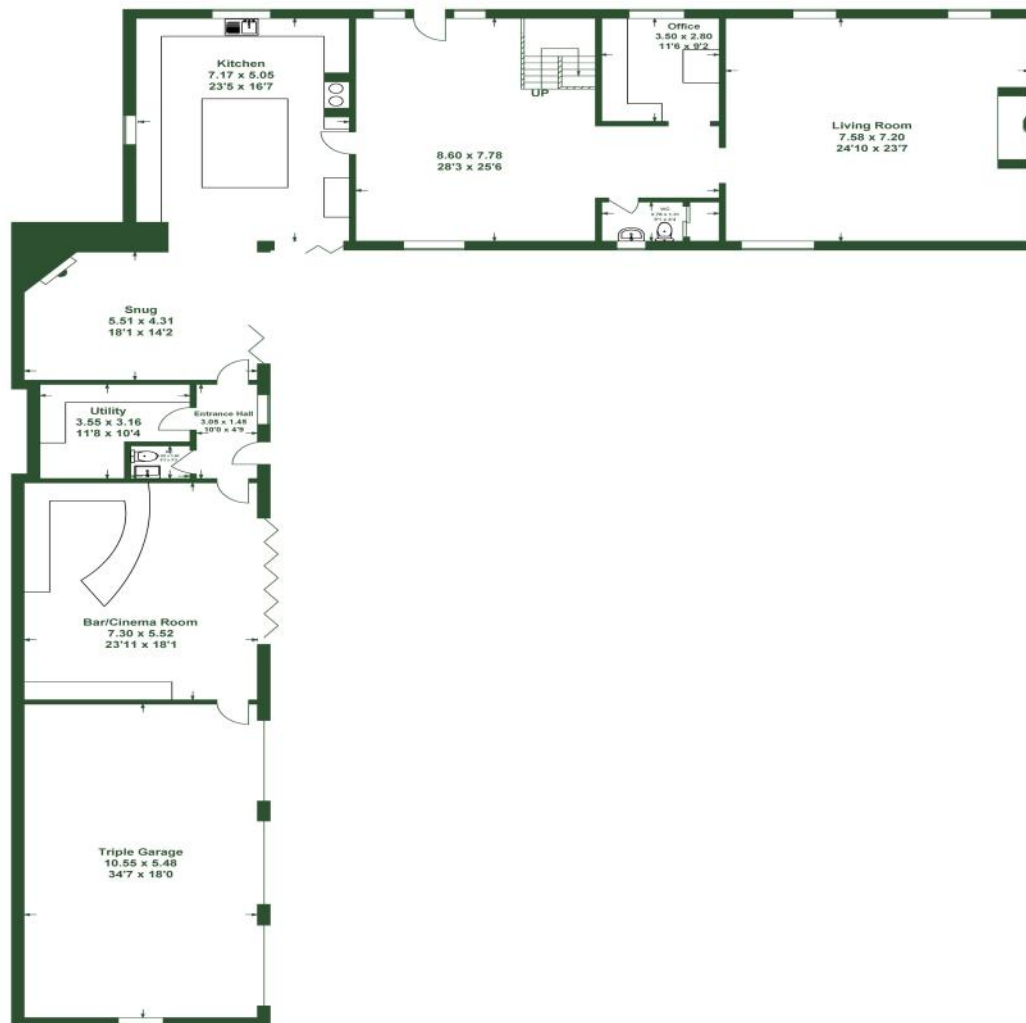
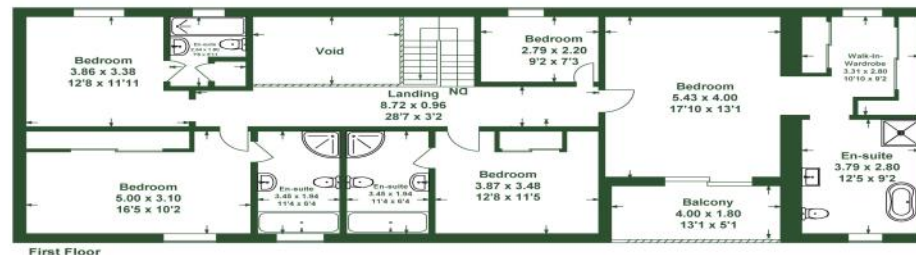
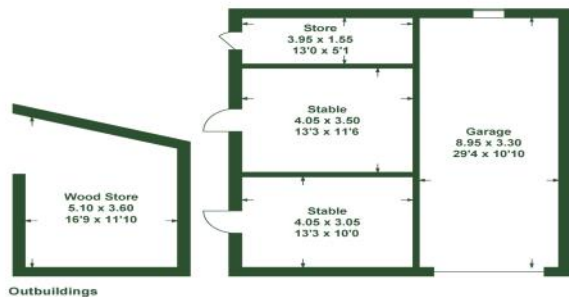
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 362 sq m / 3897 sq ft (Excluding Void)
 Garage : 85.95 sq m / 925 sq ft
 Outbuildings : 50.40 sq m / 543 sq ft
 Total : 498.35 sq m / 5365 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurement floor areas (including any total floor area) and orientation are approximate.
 Produced by Lema-Meats

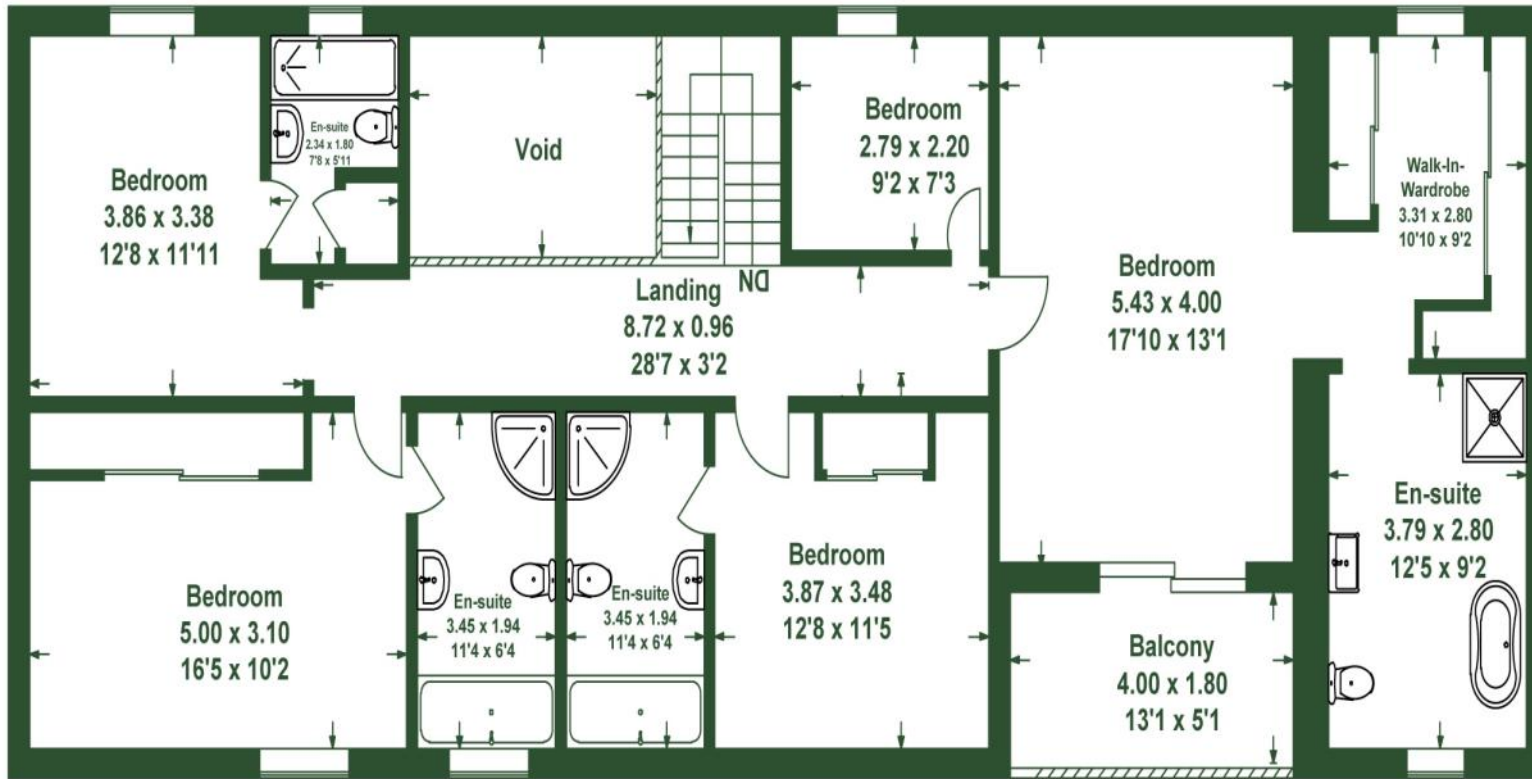


Ground Floor

Approximate Gross Internal Area : 128 sq m / 1378 sq ft (Excluding Void)



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



First Floor

First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

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