

£635,000



Armitstead  
Barnett

Plots 1, 2 & 3, Acresfield, Bailrigg, Lancaster, LA1 4AW





## Acresfield, Bailrigg Lancaster, LA1 4AW

Asking Price £635,000

- Gorgeous development of three contemporary homes
- Accessed via a private road
- Dining kitchen, living space, utility and WC to the ground floor
- 4 bedrooms (Principal bedroom with open dressing area) and two/three bathrooms
- Garage and plenty of parking on the driveway
- Set in the hamlet of Bailrigg near Lancaster
- Fantastic access to the main road and motorway network at Junction 33 of the M6





Acresfield is a fabulous development of three, 4 bedroom homes, contemporary in style and nature, all built by the aspiring Eston Homes Ltd who strive to deliver on quality and carefully planned design to create some truly beautiful homes.

Tucked off Bailrigg Lane, accessed via a private road these fantastic properties are set in their own cluster creating an executive style development in a superb contemporary manor.

Each home has a wonderful modern layout, ideal whether you are a family who enjoys open living space or a couple who enjoy attractive design. These homes are worth your consideration.

The road splits off into driveways for each of the plots and there is plenty of parking ahead of the garaging facility.



The front door opens into the entrance hall which opens to a dining kitchen which has picture windows to the rear and windows to the front of the property creating a fantastic bright space. The kitchens are contemporary in design and include a range of integrated appliances : fridge freezer, oven, microwave/oven, induction hob and dishwasher, all AEG. There is also a Quooker tap in the kitchen for instant boiling water. Washing machine and dryer are not included.

The lounge area has picture windows and sliding doors which allow plenty of natural light and providing access to the patio areas at the side. A WC and utility room are also provided on the ground floor.





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[abarnett.co.uk](http://abarnett.co.uk)



A contemporary staircase rises up to the first floor landing where there are four bedrooms in total. Bedroom one has a dressing room, whereas bedroom two has an shower ensuite – either of these could be used as the principal bedroom to suit the buyers.

There are two further bedrooms and a family bathroom which has a bath, shower, WC and wash handbasin.

The properties are set in attractive gardens with a garage and parking facility.

Acresfield is set in the hamlet of Bailrigg which is located to the South of Lancaster and to the North of Garstang, Positioned close to Junction 33 of the M6.

Lancaster is a beautiful city and is complete with a range of facilities to include shops, supermarkets and hospitals. There is an excellent ranges of schools and the area is home to Lancaster University which is a short 5 minute walk away.

Located close to the Forest of Bowland and only an hour from the Lake District, there is plenty to do in the locality.

## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an air source heat pump. There is underfloor heating throughout the ground floor. Electric vehicle charging point attached to garage. Foul drainage is via a septic tank, responsibility and ownership of septic tank are by BCML (Bailrigg Chase Management Ltd) The new properties have no liability regarding the tank

**Parking allocated and number of spaces :** Garage and drive within property boundary.

**Construction Type :** Timber frame structure. Sandstone and Siberian larch to first floor. Natural slate roof. Aluminium composite windows, doors, gutters and down pipes.

**New build clause :** The plans, images and specifications shown in this brochure are as planned. Alterations may be made during construction. The buyer should satisfy themselves with the property ahead of exchange. Please refer to the ICW Consumer Code for New Homes for further New Build information. Windows are manufactured by Velfac, they are a high quality Aluminium and timber composite, all windows are double glazed and the doors are triple glazed, all installed by approved installers.

**Virtual Staging :** To help visualise the property's potential, selected images have been virtually staged. These images are intended as a guide only, the property is offered unfurnished unless otherwise stated.

**Management Company :** The development has a new management company which covers the shared road and foul drainage. Each property will be a shareholder of the management company. Annual Service Charge is thought to be around £600. £50 monthly charge per property (£45 paid to Bailrigg Chase Mgmt Co (foul drainage) and £5 into sinking fund for eventual road repair). Please see Property Information Questionnaire.

**Building Safety:** (any known safety issues / remediation put in here)

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed

**Conservation Area / AONB :** N/A

**Easement, and Wayleaves or Rights of Way :** Plot 1 contains United Utilities easement

**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 :** Insert info

**Planning Consents affecting the property :** N/A This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

**Accessibility adaption information :** N/A Please insert any relevant information

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: BT available in the area

Mobile signal: BT available in the area

B4RN : Not available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

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

**Please note:** Armitstead Barnett 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:** Lancaster City Council      **Council Tax:** TBC

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah 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 :** [///quirky.dreams.stopwatch](http://quirky.dreams.stopwatch)

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett 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 earning 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**



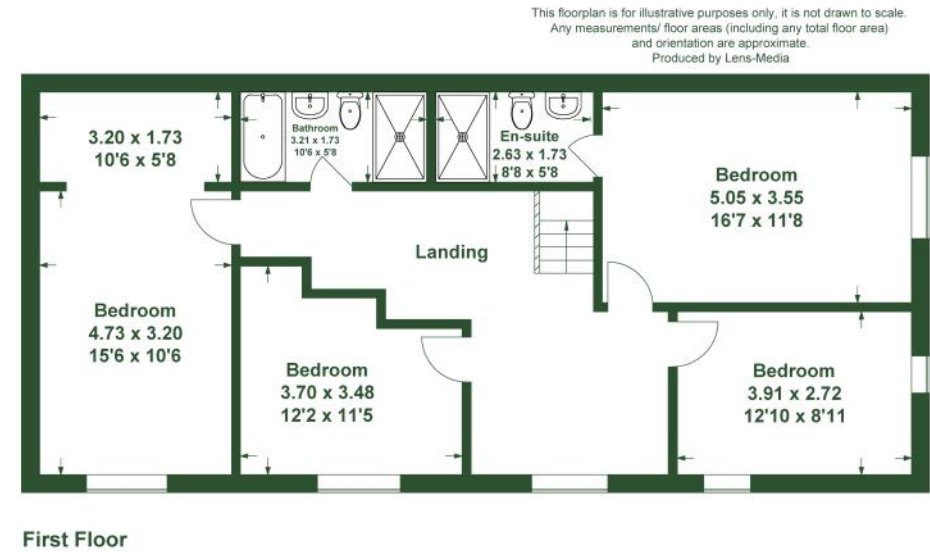
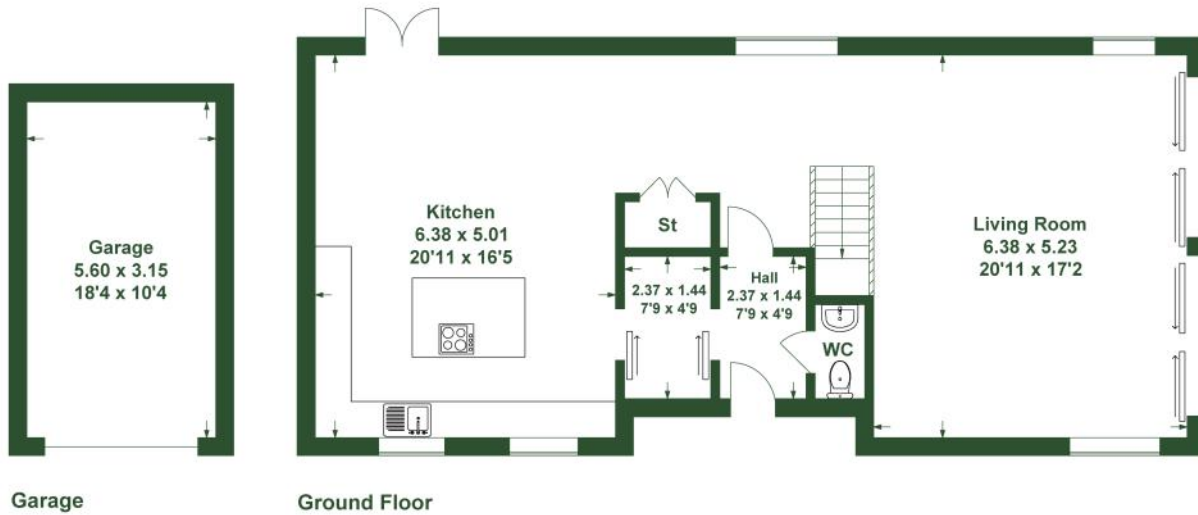
Plot 1

Plot 2

Plot 3

Site Plan

Approximate Gross Internal Area : 182.85 sq m / 1968 sq ft  
Garage : 17.64 sq m / 190 sq ft  
Total : 200.49 sq m / 2158 sq ft

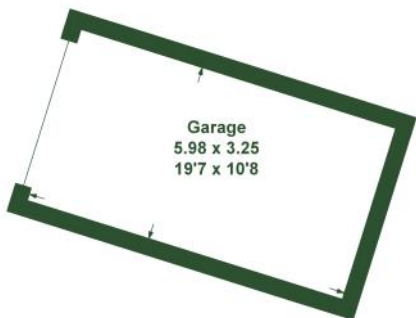


This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media

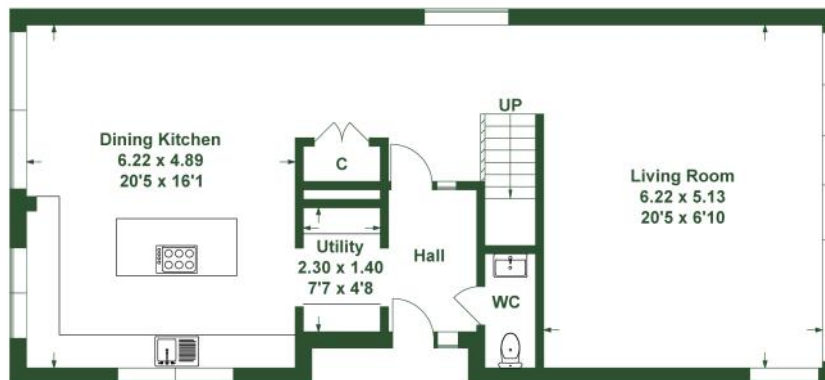
**Plot 1**

Approximate Gross Internal Area : 177.91 sq m / 1915 sq ft  
 Garage : 19.49 sq m / 210 sq ft  
 Total : 197.40 sq m / 2125 sq ft

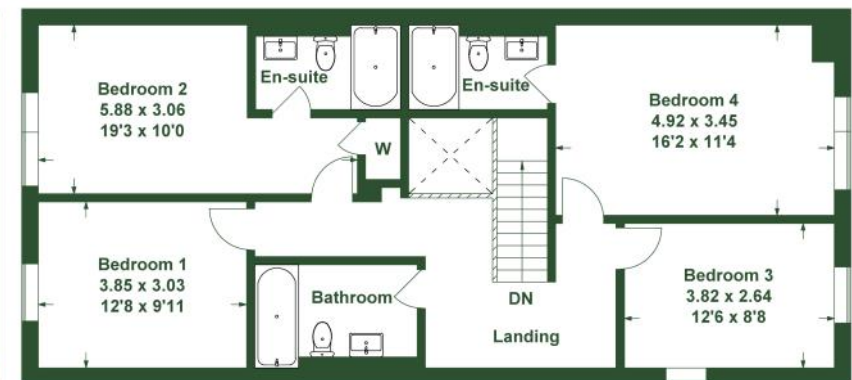
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Garage



Ground Floor

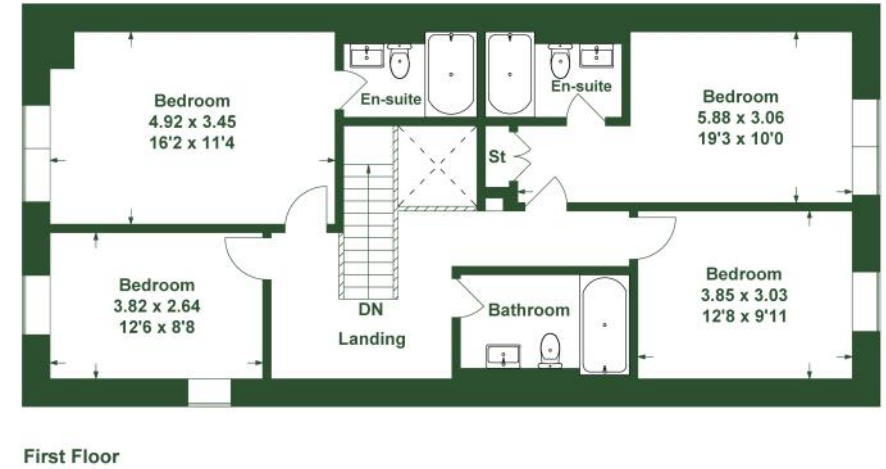
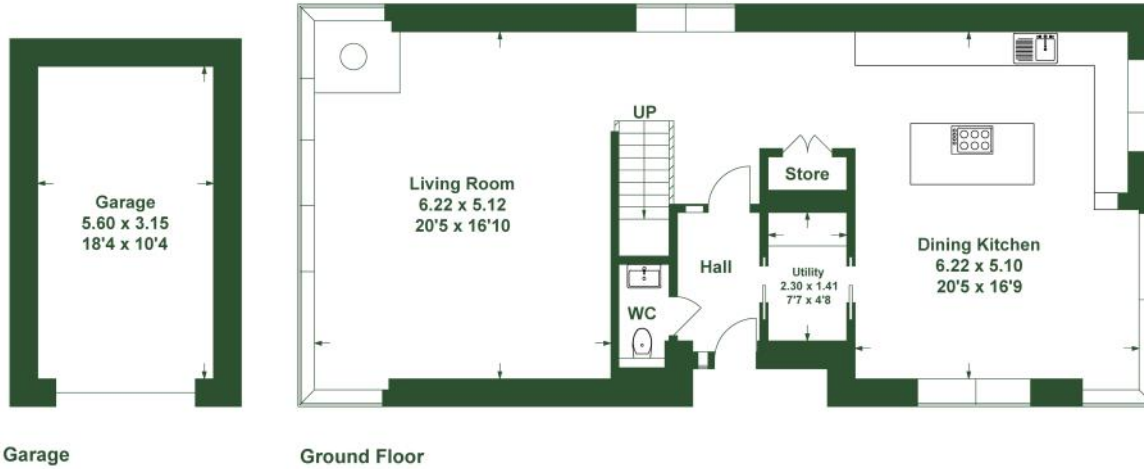


First Floor

**Plot 2**

Approximate Gross Internal Area : 179.63 sq m / 1934 sq ft  
 Garage : 17.64 sq m / 190 sq ft  
 Total : 197.27 sq m / 2123 sq ft

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 Produced by Lens-Media



**Plot 3**

**Amitstead 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 Amitstead 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 to 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 Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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