



## Building Plot

13a Main Street, Warton, LA5 9NR

Price: £250,000

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BENJAMIN

# BUILDING PLOT

## WARTON

An exciting opportunity to acquire a primely located building plot in an Area of Outstanding Natural Beauty, with outline planning for 1 dwelling. Situated in the picturesque village of Warton, a part of the Silverdale & Arnsdale AONB, this is certainly a rare opportunity for such a sought after and protected location. The open plot affords views over the surrounding countryside, backing onto a field that stretches up to Warton Crag to create an eye catching and dramatic backdrop for the home. The plans include for a private access from the Main Street in the village, Warton itself has a vibrant village community. There are two good pubs, a primary school, two churches, a monastery, and Post Office. Only 1.5 miles from Carnforth, Warton benefits from the excellent range of amenities on offer there including doctors, dentists and a selection of shops and supermarkets.

23/00959/VCN

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The plot size is approximately 28.5m x 35m = 1140sm (0.3-acre approx.)



PROPOSED BLOCK PLAN

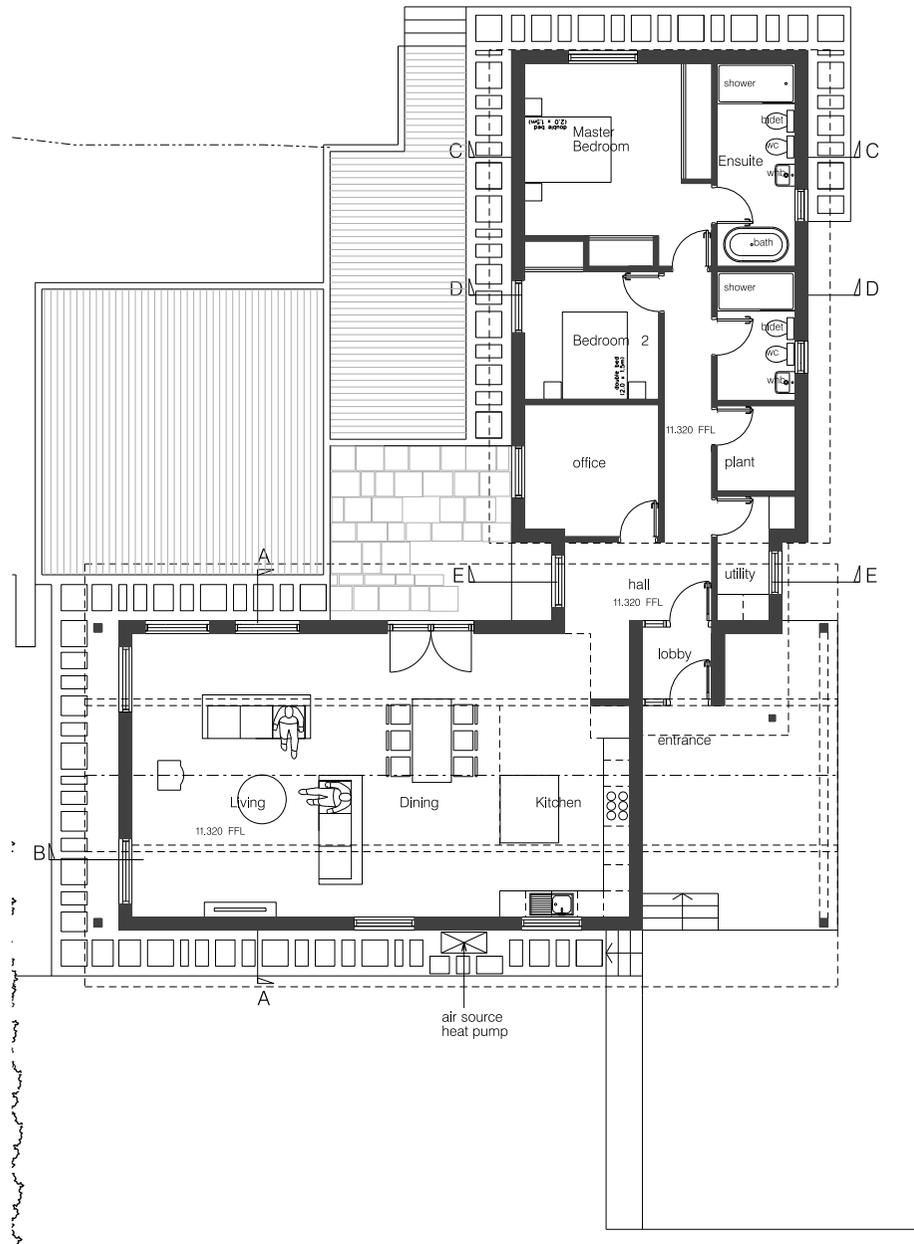
1. TITLE: Warton Village to Warton Crag  
2. REFERENCE: 23/00959/VCN  
3. APPROVAL: Outline Planning Permission

**jmp | architects**

1. DESIGN SPEEDING: 1:1000  
2. PROPOSED BLOCK PLAN: 1:500

Client: [Redacted] Date: 10/01/2023  
Scale: 1:500 Drawing: 01

Prepared by: [Redacted]  
Checked by: [Redacted]



- Planning Ref 23/00959/VCN
- Detached Property
- Mains services Available
- Highly sought after location
- Building Plot approx. 0.3 Acres
- Area of Outstanding Natural Beauty
- Views of Warton Crag
- M6 Access – 2Miles
- Viewing by Appointment Only

Original Drawings available from Matthews Benjamin by JMP Architects, Lancaster.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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