

**White Acres,  
Shard Lane,  
Hambleton  
Poulton-Le-Fylde**

**REF: MIS345M**

- \* Plot of Land Approx. 2.14 acres,  
Comprising Prestigious Detached,  
Extended 3 Bedroom House,  
11 Tenanted Industrial  
Units & Block of 5 Former Stables**
- \* Hambleton, Poulton-Le-Fylde**
- \* Beautifully Appointed Detached  
Property**
- \* No Agricultural Tie**
- \* Prominent Rural Location**
- \* Priced to Sell**
- \* Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are delighted to offer this beautifully appointed property on over 2 acres of land for sale.

This substantial site is situated in a prominent rural location on the outskirts of the picturesque village of Hambleton, Poulton-Le-Fylde, Lancashire.

Comprising a detached 3-bedroom house which when purchased by the current owner had an agricultural tie attached, this was removed from the property 25<sup>th</sup> September 2024. The house has been extended and renovated with planning permission granted to an extremely high standard.

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Alongside the house, 11 corrugated industrial units with roller shutters have been constructed which are all tenanted. We have been informed that the 4 larger units generate rental incomes of between £620 - £680 pcm. The 7 remaining units generate rental incomes between £420 -£470 pcm. There is tremendous potential to increase the rental income as the tenants are known to the owner and are given favourable rents.

The stable block is currently unoccupied but can also be let to generate more income.

The site is situated on 2.136 acres of land and there is potential for increased development subject to planning permission.

**White Acres – Main House****Ground Floor**

Spacious Entrance Hall

Lounge

Open Plan Lounge / Dining Room/ Kitchen with wall & base units, island with inset hob, inset double oven & microwave. Laminate flooring. Utility room with En-Suite comprising shower & toilet.

Integrated Double Garage

**First Floor**

Master Bedroom - En-Suite

Landing with Storage Cupboard

2 Double Bedrooms with interconnecting bathroom with comprises free standing bath, double shower, sink & toilet. UPVC cladded walls and vinyl flooring.

**White Acres - Land**

11 purpose built industrial units with roller shutters to the side of the main house

Stable block

Parking

Undeveloped land to the rear

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**AGENTS NOTES:** The house is centrally heated and has double glazing.  
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**BUSINESS:** We are informed the industrial units generate an income of between £4,800 - £5,000 per calendar month. There is an additional income of £20 per calendar month for car storage.

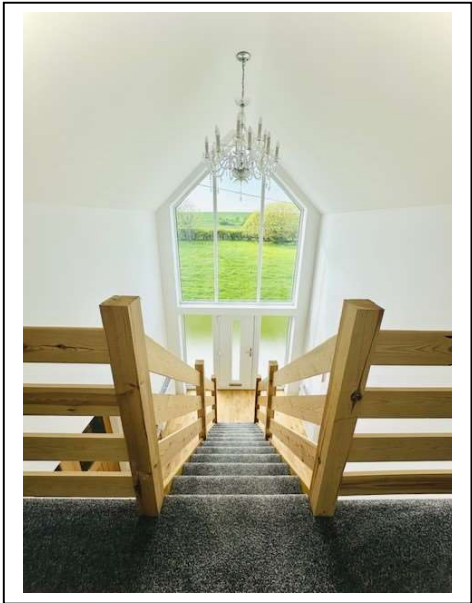
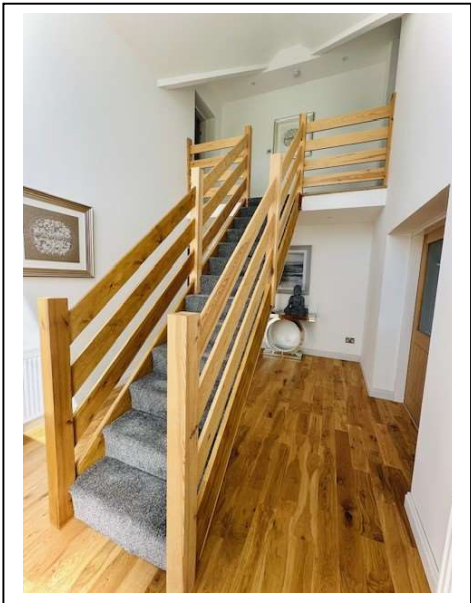
**TENURE:** Freehold.

**STARTING BID:** £1,100,000

**VIEWING:** By appointment through Kenricks 01253 420420.

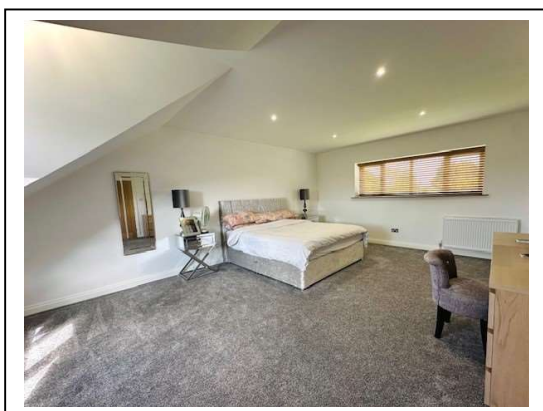


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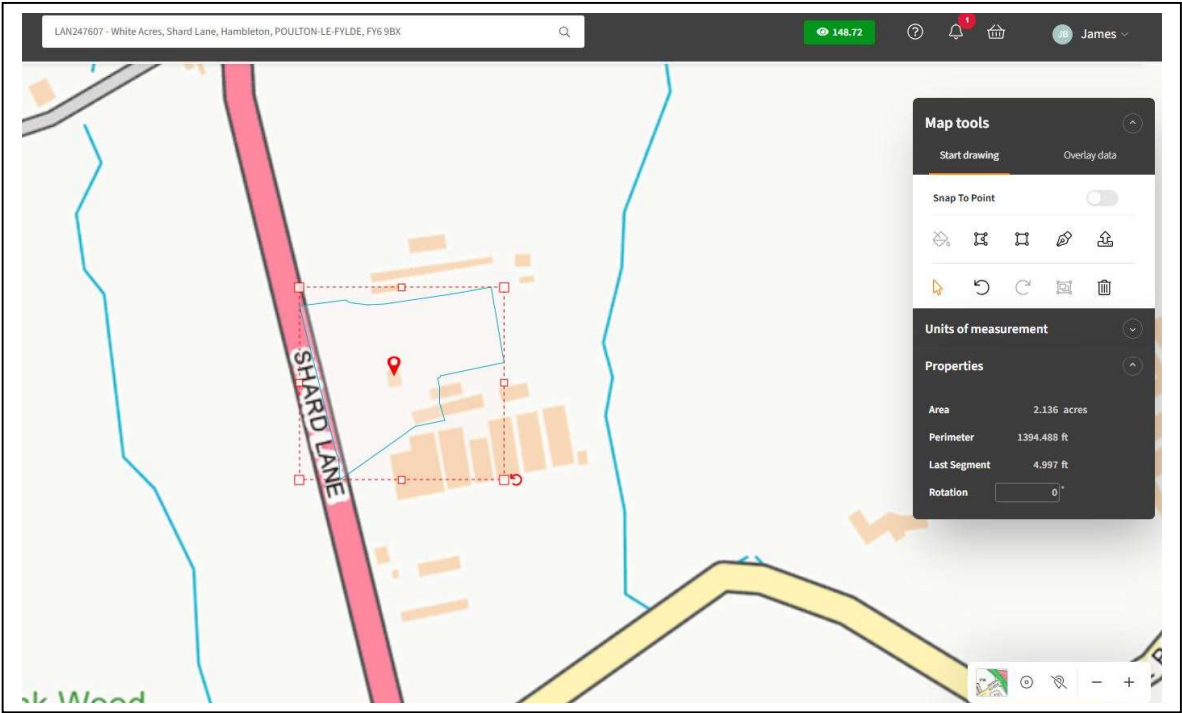




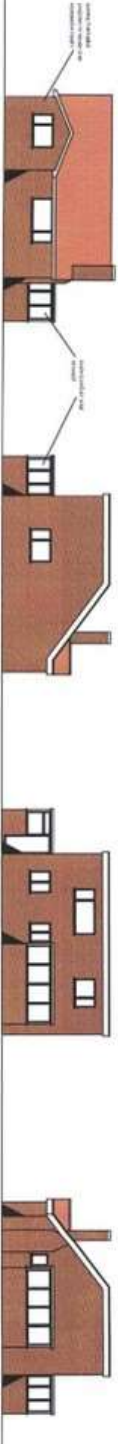
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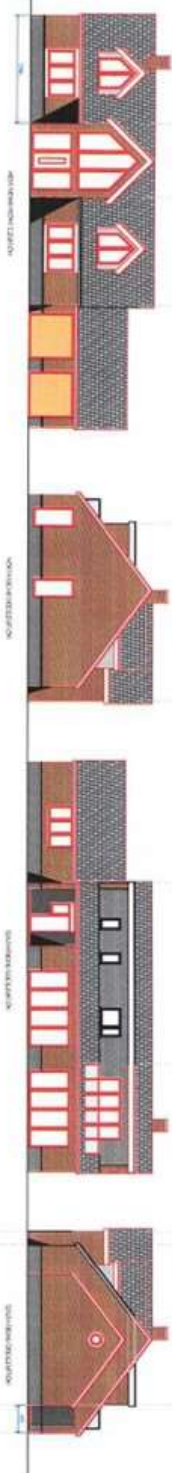
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EXISTING ELEVATIONS - SCALE 1:100



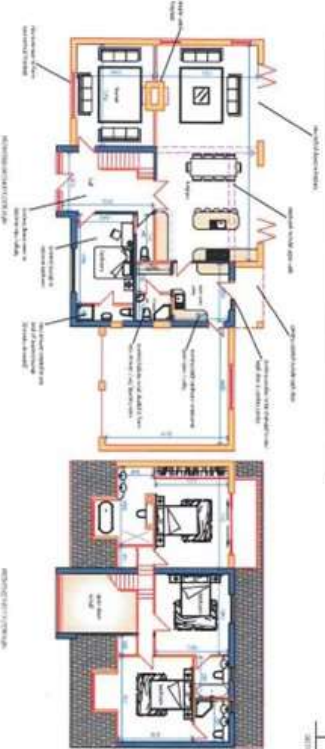
PROPOSED ELEVATIONS - SCALE 1:100



EXISTING PLANS - 1:100



PROPOSED PLANS - 1:100



Lee Fenton  
Planning Services Ltd

Drawn by: J. Fenton  
Checked by: J. Fenton  
Date: 10/10/2023  
Scale: 1:100  
Project: Lee Fenton Planning Services Ltd

Lee Fenton  
Planning Services Ltd  
100 High Street  
Barnet, London N4 3UG  
Tel: 0208 448 8888  
Email: info@lee-fenton.co.uk