



PROPERTY

Part of the Ulverston Auction Mart Group

**Barn at Stank Farm**

**Stank Lane**

Stank

LA13 0LR

**Guide £195,000**

## Description

We are excited to offer for sale by Private Treaty, a detached agricultural stone barn with outline planning permission to be converted into a three-bedroom residential dwelling (B28/2025/0322).

The barn is located in the South Cumbrian village of Stank, that is ideally positioned geographically in close distance to the towns of Barrow-in-Furness, Dalton-in-Furness and Ulverston.

The outline planning proposes a lounge, kitchen/ diner and W/C to the ground floor and three bedrooms and a bathroom to the first floor. There are gardens to the side and front curtilage with allocated parking across the road (which will be marked out in due course).

This is an exciting opportunity to develop a former barn into a characterful home in a desirable village location and will certainly be of appeal to a number of purchasers.



## Site Plans

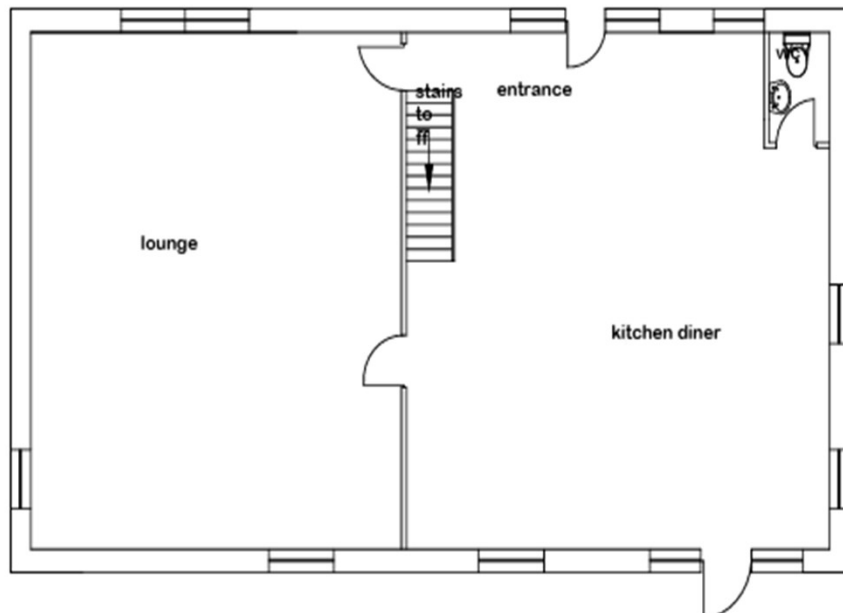


## Car Parking (red triangle)

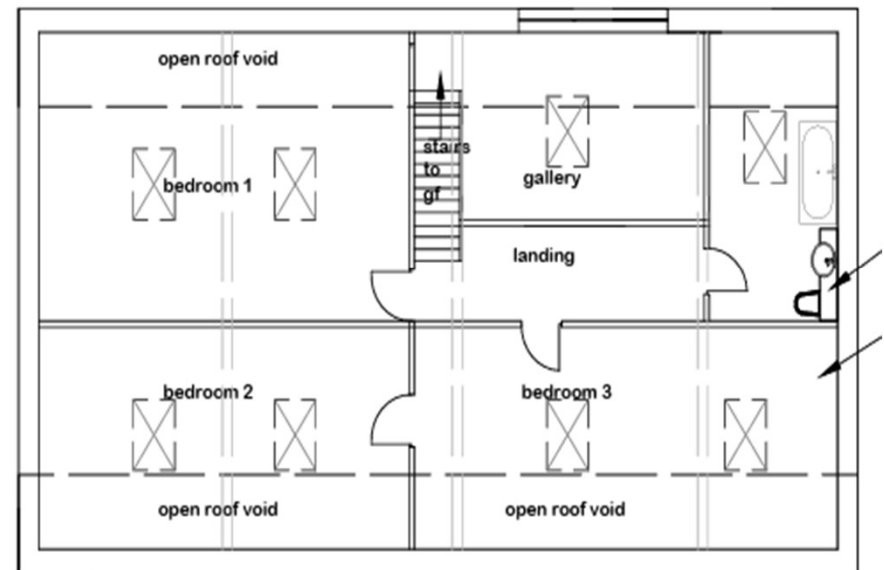


# Proposed Floorplan

PROPOSED PLAN VIEW - GROUND FLOOR



PROPOSED PLAN VIEW - FIRST FLOOR





## **Property Information**

### **Tenure:**

Freehold.

### **Local Authority:**

Westmorland and Furness District Council

### **Money Laundering Regulations**

On the acceptance of an offer, purchasers should be aware we must undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017) and provide photographic ID, i.e. passport/driving licence and proof of address i.e. utility bill/council tax dated within the past 3 months.

### **Inspections**

During normal business hours with a set of particulars to hand having due regard to parking vehicles and the closing of gates.

### **Health and Safety**

Viewers should bear in mind the risk associated with the condition of the barn and grounds. We recommend all viewers wear appropriate clothing and footwear to minimise the risks associated with viewing the property.

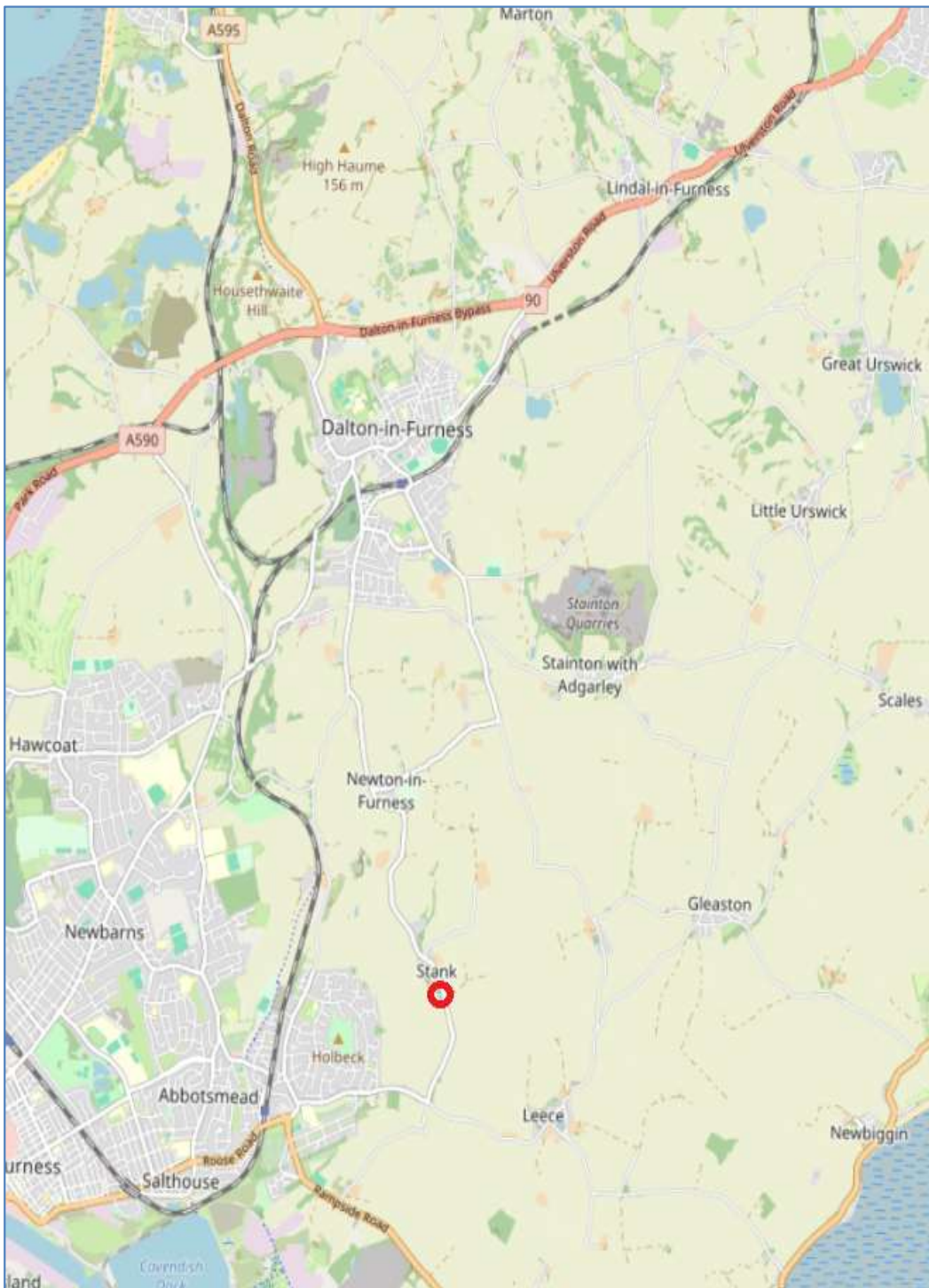
### **Sale Plans**

The plans have been prepared by the Agents for the prospective purchasers and are for identification purposes only and are not to scale. They are considered to be correct, but any error or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

### **Particulars**

Particulars written October 2025. Photographs taken October 2025.

## Location Plan



## Location:

The barn is in a central location in the semi-rural village of Stank, that is in close distance to local towns and amenities.

## Inspections:

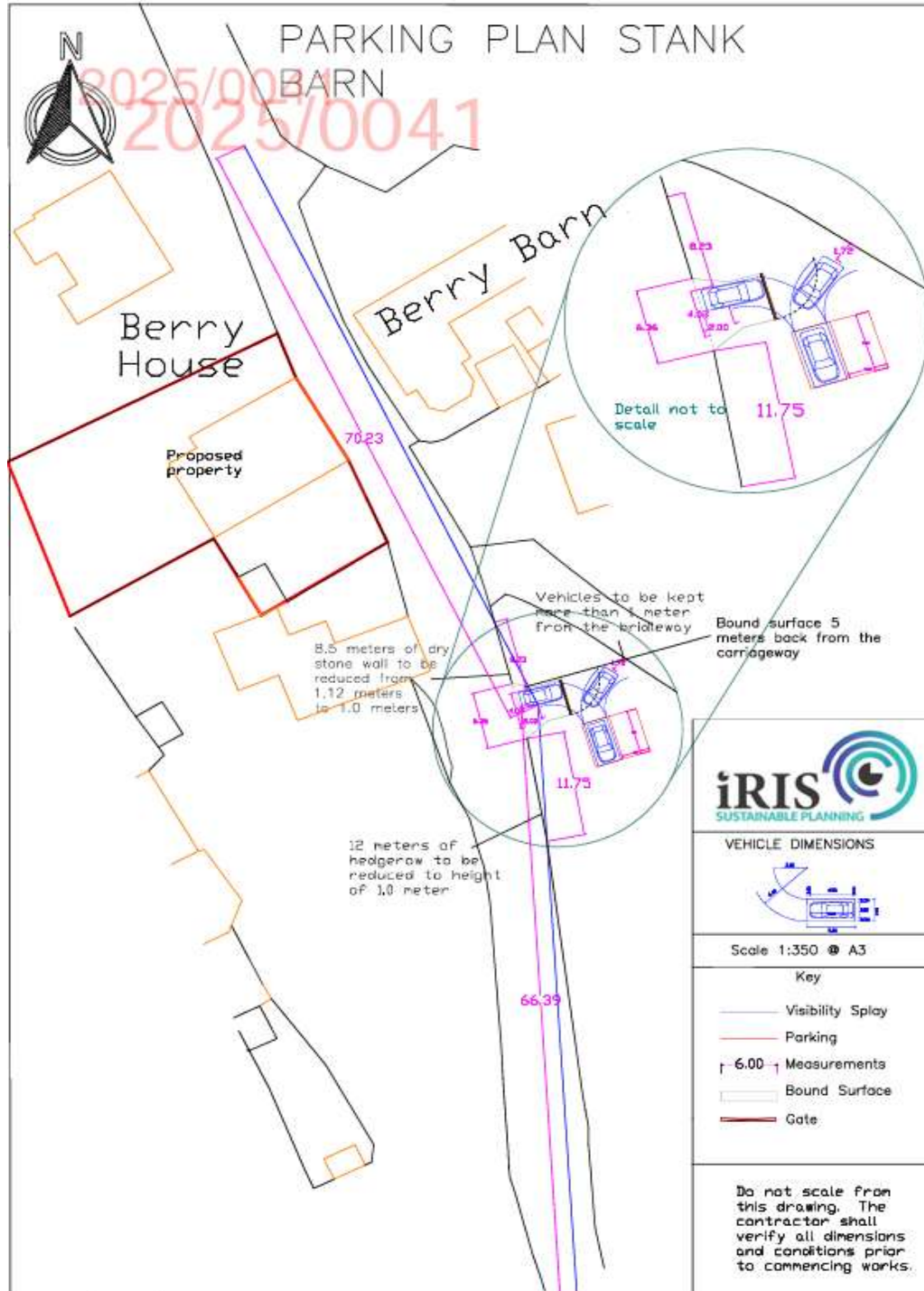
During normal business hours with a set of particulars to hand having due regard to parking vehicles and the closing of gates.

## Directions:

From Ulverston, take the A590 in the direction of Barrow-in-Furness. At the second roundabout, take the first exit onto Ulverston Road, past Charnley's and drive through Dalton-in-Furness.

Continue on Market Street, and take a left onto Abbey Road and an immediate left onto Cemetery Hill. Continue along Newton Road until you reach the crossroads with Long Lane. Continue straight across, through Newton and onto Stank Lane. The barn will be found on your right-hand side, as identified with our For Sale Board.

# Car Parking Plan





MISREPRESENTATION ACT 1967 (NOTICE)

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