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incorporating Irvine Taylor

**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

LAND WITH PLANNING PERMISSION FOR DETACHED HOUSE

650 m² (6,997 ft²)

Land adjacent to
218 Preston Road
Grimsargh
Preston
PR2 5JS

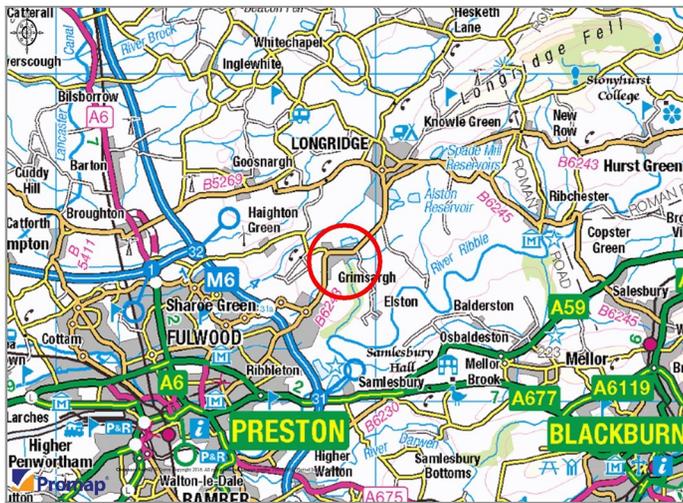
- Rare opportunity to acquire a single dwelling plot with planning permission
- Situated within a well-established and attractive residential suburb
- Excellent commuter location

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Location

The site is situated fronting on to Preston Road (B6243) at its junction with Lindale Avenue. The immediate location is predominantly residential with a mixture of semi-detached and detached dwellings in addition to a range of bungalows on Lindale Avenue.

The immediate location provides an open aspect to the north west overlooking Grimsargh Reservoir.

Grimsargh is situated approximately 2 miles to the north east of Preston whilst also being the same distance to the south west of Longridge.

Grimsargh benefits from a good range of local amenities for a village of its size.

Description

A generally rectangular and level plot of land surrounded by some mature hedges and tree extending to approximately 650 m².

Services

We understand that all mains services are available within Preston Road/Lindale Avenue.

We would, however, advise interested parties to make their own separate enquiries in this regard.

Planning

The site benefits from planning permission for the development a single dwelling house with access from Preston Road. The consent provides for a two-storey detached house extending to a gross internal area of 132 m² (1,421 ft²) together with associated car parking and landscaping.

Planning permission was granted on the 20 April 2016, reference 06/2016/0321.

Further information in respect of the planning consent is available upon request. Alternatively, enquiries can be made of Preston City Council Planning Department (telephone 01772 906912).

Supporting Information

In the first instance interested parties are requested to formally register their interest with Eckersley. Thereafter we can provide a range of further information. This information includes, but is not limited to, the following:-

1. Decision Notice
2. CIL notification
3. Planning Statement
4. Title Information
5. Site Plan
6. Proposed Plans
7. Topographical Survey
8. Highways Consultation Letter
9. Officers Report

Method of Sale

Conditional or unconditional offers are invited for the freehold interest by way of private treaty.

We request that any conditions are clearly stated within any offer.

Photographs and Plans

All photographs and plans included within these particulars are for indicative purposes only and should not be relied upon.

VAT

The purchase price will NOT be subject to VAT.

Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk



Regulated By RICS

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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