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**FOR
SALE**



DEVELOPMENT SITE OPPORTUNITY

0.64 hectares (1.57 acres)

Land to the rear of
All Saints Church
Off Spinney Close
New Longton
Preston
PR4 4LN

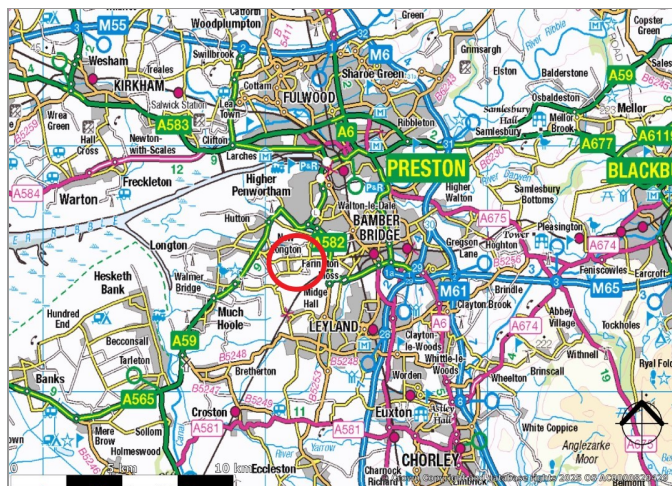
- Previously undeveloped Greenfield site
- Established village setting
- Access to local amenities
- Ideal residential development site (s.t.p.)

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Location

The property is located in the village of New Longton to the rear of All Saints Church with an adopted highway access potential from Spinney Close.

New Longton is a village located 4 miles south west of Preston in the district of South Ribble.

Description

A parcel of land comprising two small grass paddocks with a tree belt separating the two parcels. The northern boundary backs onto established residential housing with a potential access to Spinney Close. The southern boundary also backs onto existing dwellings within New Longton. The western boundary abuts All Saints New Longton Church and Vicarage and the eastern boundary overlooks green fields within the Green Belt.

Site Area

The site area equates to approximately 0.64 hectares (1.57 acres) or thereabouts.

Services

Interested parties should make their own enquiries in respect of the service availability and capacity in the area.

Planning

Under the current adopted South Ribble Local Plan, the site is entirely allocated for village development. The Green Belt boundary runs along the western boundary.

Interested parties should make their own planning enquiries of South Ribble Borough Council.

Tenure

Freehold.

Disposal Methodology

The site is being offered by way of informal tender with a closing date of 12 noon, Wednesday 10th September 2025.

Interested parties should register their interest and complete a bid proforma by the specified tender date.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Sellers Disposal Costs

The successful bidder will be required to contribute to the Sellers reasonable professional costs in the disposal.

VAT

All figures quoted are exclusive of, but may be subject to, VAT at the standard rate.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Via the sole agents:

Eckersley

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Contact: Andrew Taylorson

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