

B5269



Outline Planning Permission for two Detached Houses
Set in 0.4 Acres of open countryside to front and rear
at Moorside Lane, Woodplumpton, Preston PR4 0TB

Asking Price £180,000 per Plot



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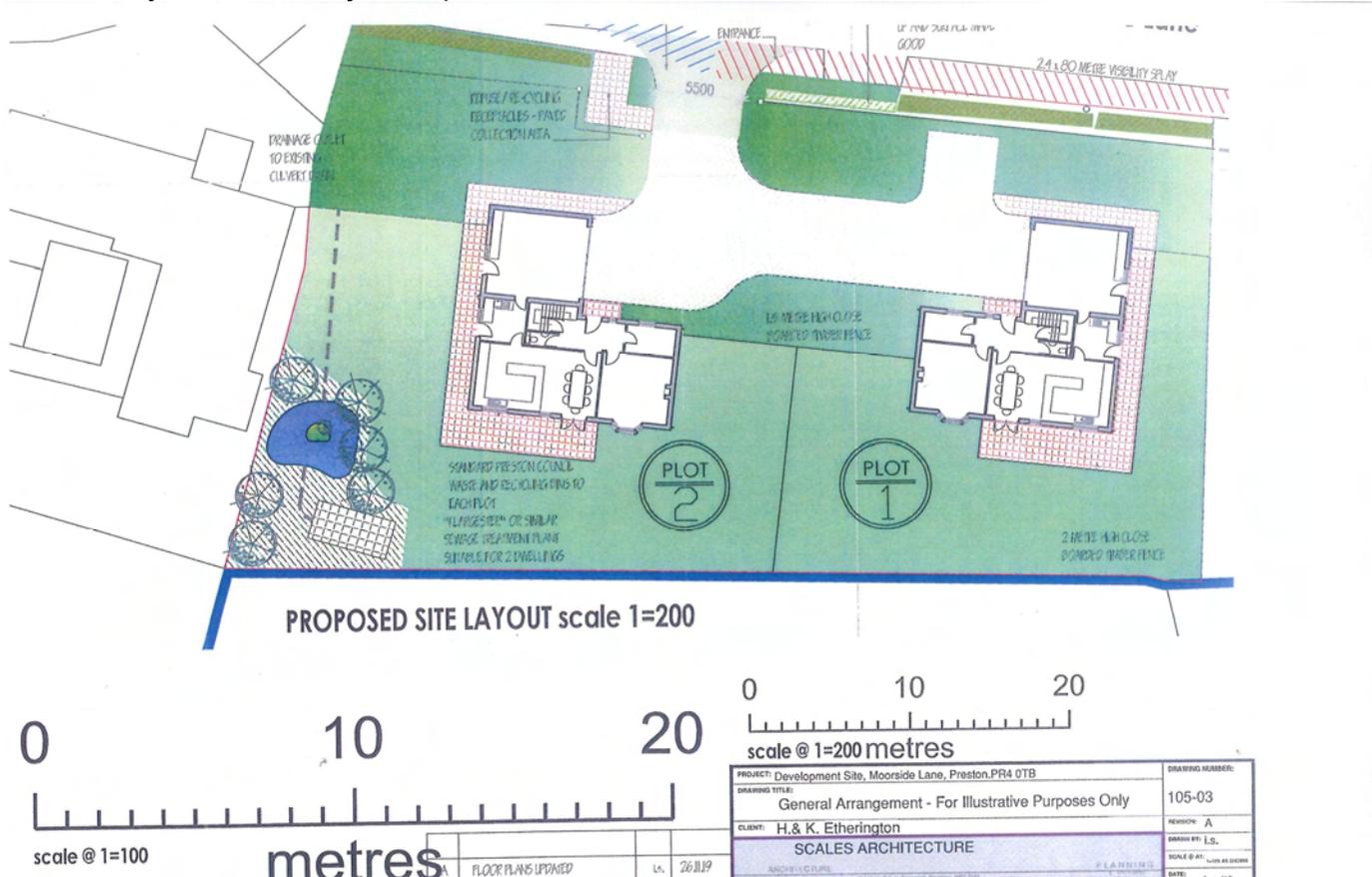
Asking Price £180,000 per Plot

Potential for a single large development subject to planning permission

Outline Planning Permission: 06/2019/1159 dated 28 November 2019
 'Outline application for 2no. dwellings (Access applied for only) all other matters reserved'

Local Planning Authority: Preston City Council
 Services: Potential purchasers should make their own enquiries to confirm availability.
 (Electricity Sub-station lies to the west boundary of the land)

Indicative Layout Plan, subject to permission



Tenure: Freehold with immediate vacant possession, subject to legal confirmation
No vendor chain.

Subject to Contract: These particulars do not form any part of any agreement to sell or contract if an offer is accepted and are presented for marketing purposes only. Any offer made or accepted is made subject to contract

Asking Price: £180,000 per plot
The sellers would prefer to sell both plots together therefore an incentive guide price of £350,000 for the Whole.

Unconditional Offers: The sellers are seeking unconditional offers only, ie not subject to awaiting full planning permission.
Offers are requested at an early date.

Viewing: The land is visible from the roadside therefore may be viewed from the highway without appointment.
If you require to enter the land to inspect the boundaries in more detail then this may be arranged by strict appointment.

Consumer Protection from Unfair Trading Regulations 2008
& Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for the seller of this property
who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance for intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property whilst interested parties must satisfy themselves by making a full inspection of the property
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property



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SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.