



Outline Planning Permission for two Detached Houses  
Set in 0.3 Acres fronting School Lane, Catforth Village,  
Preston, Lancashire PR4 0HL

Asking Price £170,000 per Plot



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*Potential for a single large development subject to planning permission*

Outline Planning Permission: 06/2020/0788 dated 24 September 2020  
'Outline planning application for 2no. dwellings (Access applied for only)'

Local Planning Authority: Preston City Council

Services: Potential purchasers should make their own enquiries to confirm availability.

Mains water and electricity are known to be located in School Lane.

Private drainage via an existing 12" pipe with inspection chamber along the west boundary.

### Site Plan



Plot Dimensions: Each Plot is approx. 19m wide x 30m deep

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

To assist with gaining full planning permission, the following reports have been produced for the plots:

- Topographical survey
- Ecology survey
- Arboricultural Survey
- Drainage Statement
- Ground Contamination – Phase 1 desk study with walkover survey
- Utilities Plans – Electric, water and BT
- Ground Investigation Report – Phase 2 soil investigation

It is the responsibility of the purchaser to undertake updates/revisions as necessary.

Asking Price: £170,000 per plot  
The seller may consider selling both plots as a Whole asking £325,000.

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

Viewing: The two plots are 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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