



Outline Planning Permission for two Detached Houses  
Set in 0.28 Acres fronting Catforth Road, Catforth Village,  
Preston, Lancashire PR4 0HH

Asking Price £350,000



**SHP VALUERS**  
RESIDENTIAL FARM COMMERCIAL

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fronting Catforth Road  
Catforth Village  
Preston  
PR4 0HH

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

Outline Planning Permission: 06/2019/0700 dated 1 August 2019 Land West of Catforth Road  
'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 of services.

Mains water and electricity are known to be located in Catforth Road.

### Site Plan

EXISTING SITE PLAN  
SCALE 1:500

PR  
SC



Plot Dimensions: The Site dimensions are approx. 42m wide frontage x 27m deep

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

ENWL Pole: There is an ENWL Pole and oversail wires that require relocating. ENWL should relocate their apparatus following a full planning permission for a dwelling(s) however should be confirmed direct with ENWL by the purchaser.

Asking Price: £350,000

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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**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.