

Artist's Impression

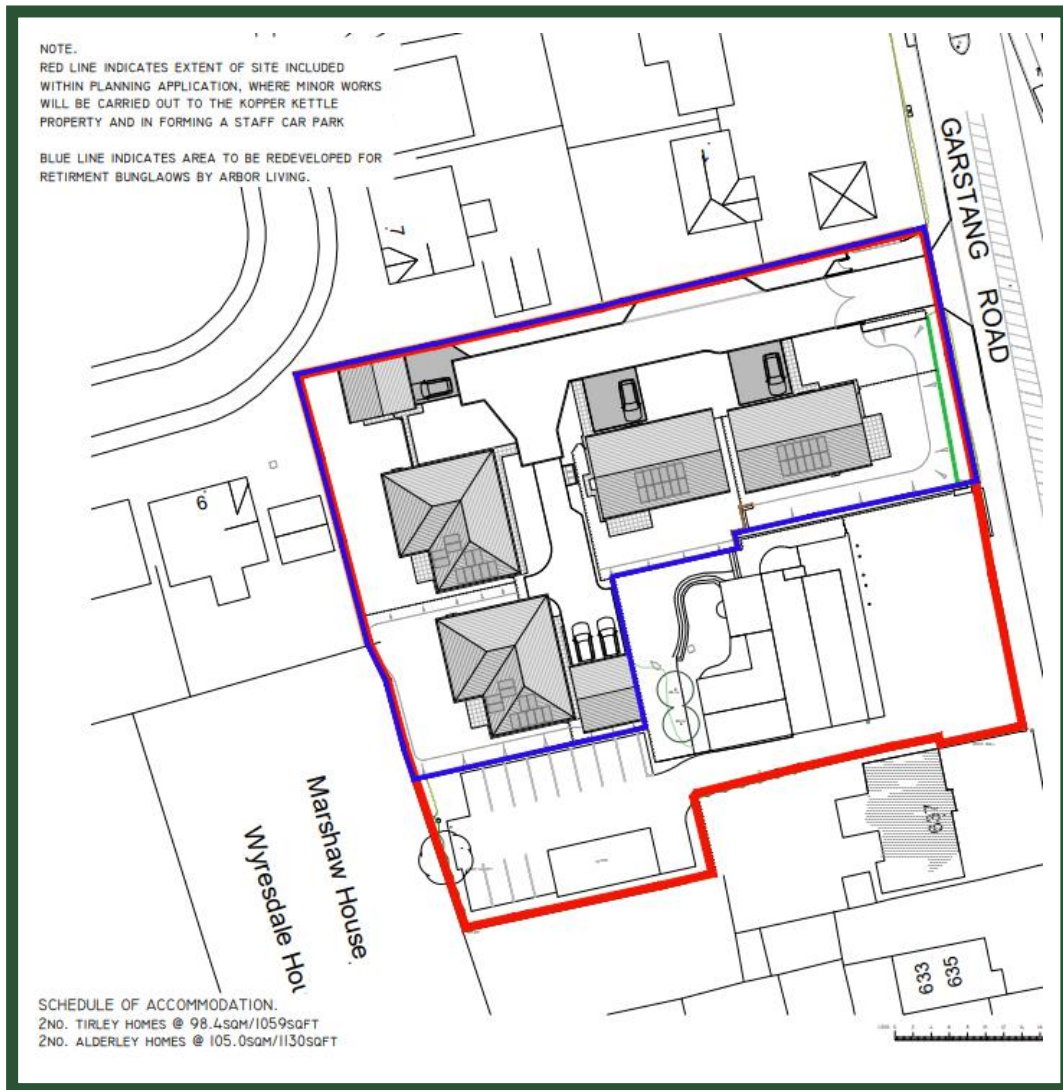
Residential Development Land Adjacent to 639 Garstang Road,
Barton, Preston, PR3 5DQ

O.I.E.O. £325,000





Land Adjacent to 639 Garstang Road, Barton, Preston, PR3 5DQ



- Residential development land
- Planning consent for 4 x detached single storey dwellings
- Village setting with excellent links
- Frontage and access onto A6
- Outstanding primary and secondary schools nearby.
- Plot extending to **0.61 Acres [0.25 Hectares]** OTA which includes field and portion of land to the rear of 639 Garstang Road (Moore Vets)
- Benefit of detailed planning consent for the erection of 4 detached two bedroom bespoke single storey dwellings
- The site is situated directly off the A6, easy access to the M55 and the M6 motorway and commuting towards Lancaster, Preston, the Lake District, Manchester and beyond
- Barton and surrounding areas, provide for a range of shops, retail and leisure facilities



Alderley Proposed Elevation, Plots 1 & 2

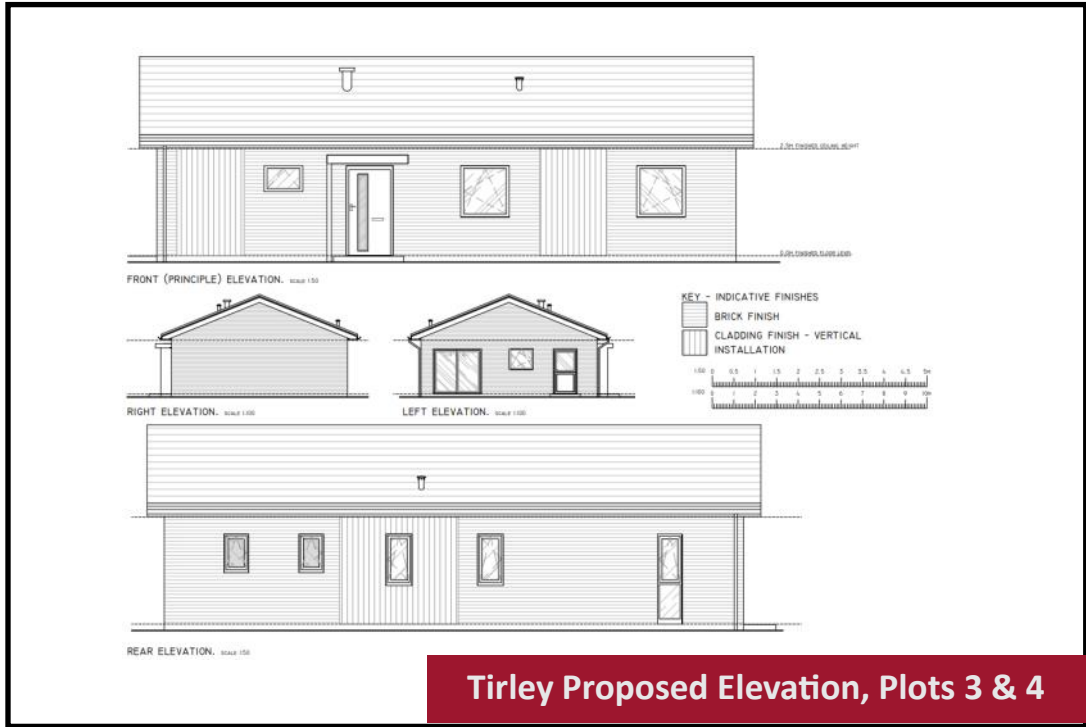
Development plots of this nature being so well connected and within a sought-after location are rare.

The site extends to **0.61 Acres** with the benefit of detailed planning permission granted March 2024 for the development of 4 single storey bespoke dwellings on an 'L' shaped plot with detached garages to two plots.

Detailed planning provides that each plot will have open kitchen, living room, study, Master bedroom with ensuite and dressing area, bathroom, second bedroom, utility.

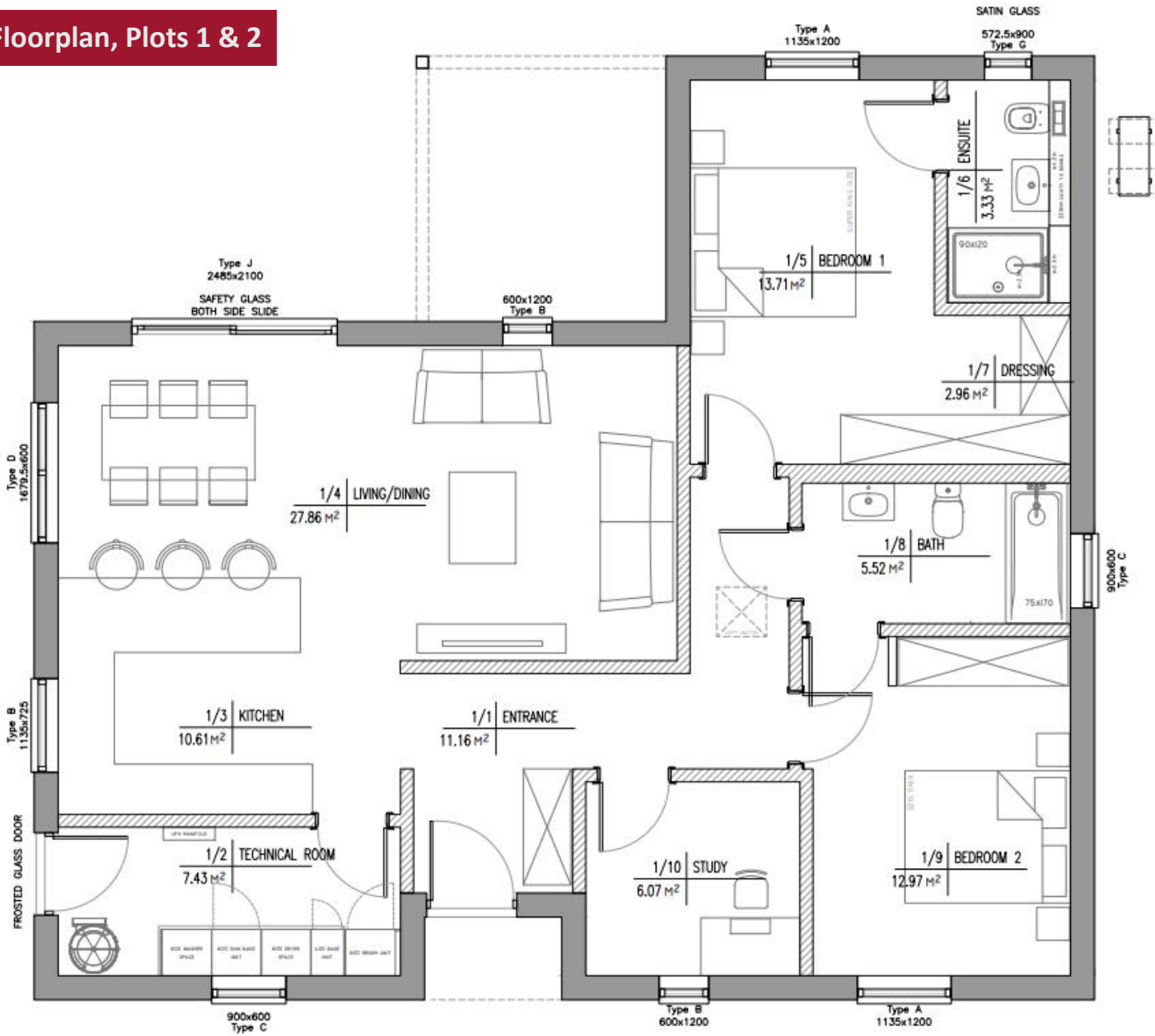
Plots 1 and 2 are shown extending to 105 sqm (1,130 sqft). Plots 3 and 4 have a slightly different layout and extend to 98.40 sqm (1,059 sq ft).

A full suite of planning documents can be found on the Preston City Council Planning Portal reference: 06/2024/0301 and 06/2023/1165.



Tirley Proposed Elevation, Plots 3 & 4

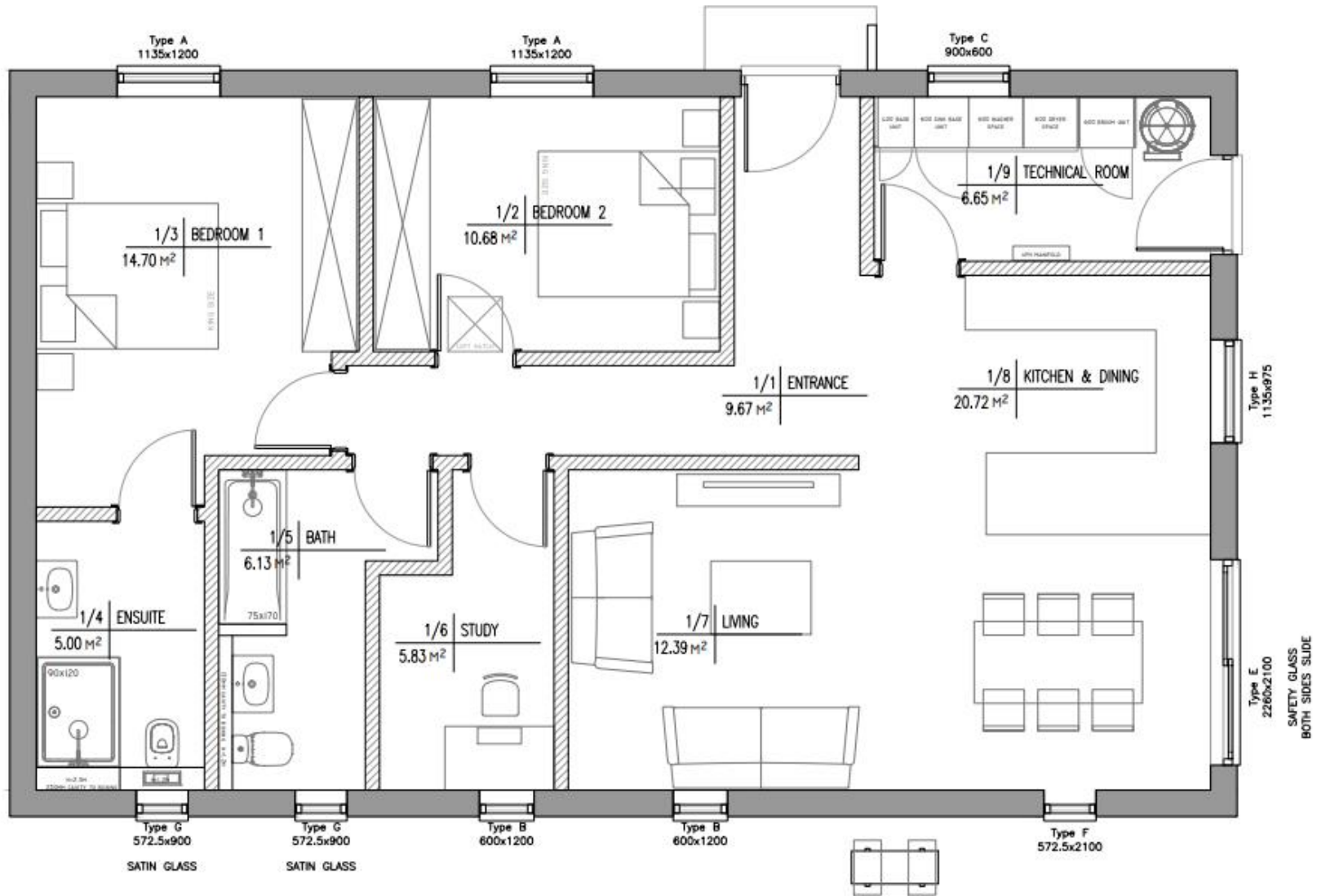
Alderley Proposed Floorplan, Plots 1 & 2



THE ALDERLEY:
AREA 105.0SQM/1130SQFT



Tirley Proposed Floorplan, Plots 3 & 4



THE TIRLEY:
AREA 98.4SQM/1059SQFT



General Remarks

Services: We can confirm there are currently no services available on site. Potential purchasers will need to make their own investigations into the provisions of services including foul drainage prior to exchange of contract. A full suite of services are available within the locality and foul drainage connection is believed to be within the plot.

Access: Independent private access to the site will be directly off the A6 as shown on the indicative site plans.

Planning: All planning documents can be found on Preston City Council Planning Portal reference 06/2024/0301 and 06/2023/1165.

Community Infrastructure Levy (CIL): CIL will be payable by the purchaser/developer. The current CIL rate for Preston City Council is £64 per square metre, plus indexation rate. The purchaser should make their own investigations.

Restrictive Covenants: None known.

Conservation Area / AONB: The property is not contained within a conservation or AONB area.

Easement, and Wayleaves or Rights of Way: The property is subject to an easement in favour of United Utilities for a foul drainage pipe which crosses the property which is highlighted within the planning documentation.

Footpaths / Bridleways: We understand that there are no footpaths affecting the property.

Flooding: The property sits in a flood zone 1 and there is no history of flooding on site.

Unimplemented Planning Consents: None.

Planning Consents affecting the property: Please see planning documentation.

Coal field / mining area: Not applicable.

Communications: Mobile signal to the majority of providers within the area.

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

Photos, Plans and Measurements: The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information.

Health & Safety: We would ask potential purchasers to be as vigilant as possible when inspecting the property for your personal safety when climbing over gates.

Viewings: Viewings of the land may be undertaken in daylight hours with a copy of the Sales Details to hand.

Local Authority: Preston City Council

Viewings: Viewings are available independently in daylight hours to suit. Where possible, we ask that all potential buyers look at planning portal and documents first.

What3words Location: fool, worked, shade

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals: We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

Costs: Each party to bear their own legal costs.

VAT: The purchase price will not be subject to VAT.

SUBJECT TO CONTRACT



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and



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