



## Residential Development Plot at Higher Walton Road, Walton-le-Dale, Preston, Lancashire, PR5 4HS

- Residential development plot
- Generous plot of 0.25 acres (0.10 ha) OTA.
- Outline planning permission granted for the erection of a detached dwelling. Application details can be found on the South Ribble planning portal 07/2022/00353/OUT.
- In close reach of major road networks and Preston City Centre.

**FOR SALE BY PRIVATE TREATY**  
**Offers Over £200,000**





## General Description

A superb opportunity to purchase a single building plot with **Outline Planning Consent** for the erection of a detached dwelling. The purchaser has the ability to design and create their own bespoke dwelling in a sought after, established residential location.

The plot obtained Outline Planning Consent under **Application Number 07/2022/00353/OUT** granted on the 8th June 2023 by South Ribble Borough Council. The Planning Decision Notice is shown within these details, along with the Proposed Site Plan Drawing, illustrating the positioning and related site access. All matters are reserved for future approval.

The areas outlined in 'red' on the aerial image on the cover page extends to 0.25 acres (0.1ha) OTA. The site comprises a large area of lawn and mature trees, broadly rectangular in shape and currently used as garden for the dwelling house situated to the east of the plot.

The property is located off Higher Walton Road and will be accessed via a shared driveway to the front of No. 201a. There are a range of village amenities based in Higher Walton itself, with the property boasting immediate connections to the A6 providing easy access to motorway networks and the wider Central Lancashire area, with the City of Preston being only a short distance away.

Building plots of this nature are not regularly offered to market and this is a rare opportunity to build your own property within a village location.

## General Remarks

**Services:** There are no services currently connected to the plot, however we understand that there are services in the vicinity.

**Parking allocated and number of spaces :** Driveway parking for multiple cars.

**Construction Type :** N/A

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / AONB :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Accessibility adaption information :** N/A

**TPOs:** There is a Tree Preservation in place for the trees to the front of the property, please contact the office for further information

**General Remark:** There is sign of Japanese Knotweed on at a point in the garden, this is currently being treated, there is a management plan in place and an invasive weed guarantee. Again, please contact the office for further information.

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** Planning consent as outlined in brochure

**Planning Consents affecting the property :** N/A

**Coal field / mining area :** N/A - Information obtained from the Local Authority and British Geological Survey



### SOUTH RIBBLE BOROUGH COUNCIL

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) (England) Order 2015

### OUTLINE PLANNING PERMISSION

APPLICANT:

AGENT:

REFERENCE NUMBER: 07/2022/00353/OUT DATE OF APPLICATION: 17 March 2023

PARTICULARS AND LOCATION OF DEVELOPMENT:

Outline Application for the erection of two detached dwellings (All Matters Reserved)

at:

Charlton Beeches, 201A Higher Walton Road, Higher Walton, Preston, Lancashire, PR5 4HS

The South Ribble Borough Council hereby give notice in pursuance of the above mentioned regulations that that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted or other such amended plans that may be agreed in writing by the Local Planning Authority subject to the following conditions:

1. No development shall commence until approval of the details of the Access, Appearance, Landscaping, Layout and Scale, hereinafter called "the reserved matters", has been obtained from the Local Planning Authority in writing. An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.



## Communications :

Broadband: Standard broadband available in the area

Mobile signal: Likely indoor and outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

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

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** South Ribble Borough Council      **Council Tax:** TBC

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** /songs.chemistry.snows

**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

**SUBJECT TO CONTRACT**

# Armitstead Barnett

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