

Offers Over £400,000



Armitstead
Barnett

Land off Lodge Lane, Farington Moss, Leyland, PR26 6RA



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- Residential development plot.
- Plot extends to roughly 0.35 acres (0.14ha) OTA.
- Within easy access of major motorway networks.
- Within close proximity to surrounding amenities in Leyland and within easy reach to the city of Preston.
- Outline Planning Permission has been granted for the erection of up to 2 dwellings - 07/2024/00753/OUT

A superb opportunity to purchase a building plot with **Outline Planning Consent** for the erection of up to two detached dwellings. The purchaser has the ability to design and create their own bespoke dwellings in a sought after and highly accessible location.

The plot has obtained Outline Planning Consent under **Application Number 07/2024/00753/OUT** granted on the 7th February 2025 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 plot extends to 0.35 acres (0.14ha) OTA. The site comprises a large area of grass with mature trees and shrub borders

Located off Lodge Lane, Farington Moss, there are a range of amenities based in nearby Leyland, with the property boasting great connections to the A6 which gives easy access to major motorway networks and the wider Central Lancashire area, with the City of Preston being only a short distance away.



Above : Proposed aerial views of dwellings.



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 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 all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

General Remarks

Services: N/A.

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. There are some old bricks etc stored under a tarpaulin and part of a steel framed shed on the land. These will be the responsibility of the purchaser to dispose of, in addition all boundary fences, where they exist, will be under the care, maintenance or replacement of the purchaser.

Parking allocated and number of spaces: Ample parking within stable yard.

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: Benefits from a right of way off Lodge Lane

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: N/A

Planning Consents affecting the property: Outline Planning Consent granted for the erection of up to two detached dwellings - 07/2024/00753/OUT

Accessibility adaption information: N/A

Coal field / mining area: Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications:

Broadband: Standard and Superfast 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> and <http://b4m.org.uk>

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

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

Local Authority: South Ribble Borough Council **Council Tax:** N/A

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: bend.jump.people

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 land is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

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