



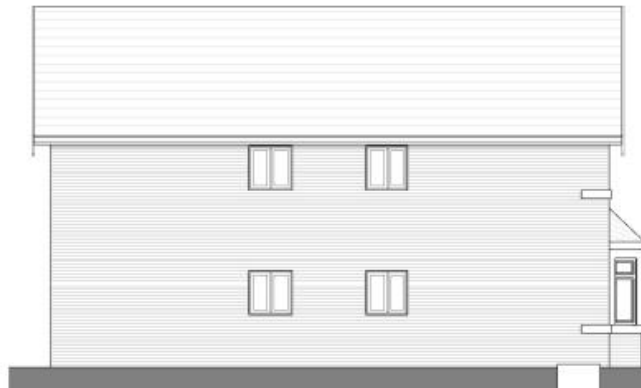
Front Elevation



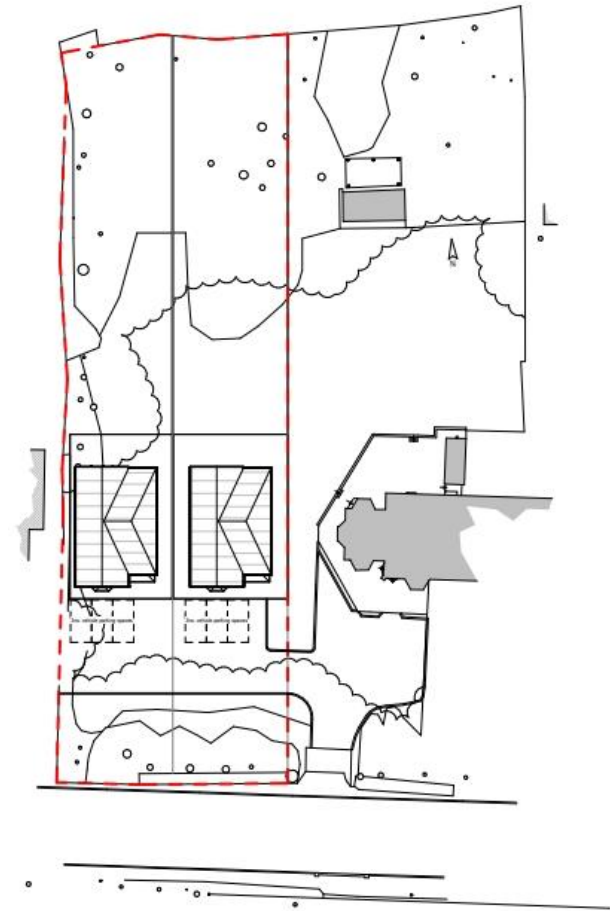
Side 1 Elevation



Rear Elevation



Side 2 Elevation



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

O.I.R.O: £400,000



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

O.I.R.O: £400,000



4 Bedrooms



2 Bathrooms



2x plots

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- Residential development plot for the construction of 2x detached houses.
  - Full planning permission granted under Application Number 07/2025/00794/FUL | Erection of 2 No. dwelling-houses granted on the 9th March 2026 by South Ribble Borough Council.
  - Generous plot of 0.5 acres (0.2 ha) OTA.
  - In close reach of major road networks and Preston City Centre.



A superb opportunity to purchase a single building plot with full planning consent for the erection of two detached dwellings in a sought after, established residential location.

The plot obtained Full Planning Consent under Application Number **07/2025/00794/FUL | Erection of 2 No. dwellinghouses** granted on the 9th March 2026 by South Ribble Borough Council.

The site currently comprises a large area of lawn and mature trees, broadly rectangular in shape and currently used as garden for the dwelling houses situated to the east of the plot

The plot 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 distinguished properties 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 to both plots.

**Construction Type :** Standard.

**Building Safety:** N/A     **Restrictive Covenants :** N/A

**Listed building :** N/A     **Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** Shared right of way from Higher Walton Road across frontage of No. 201a

**Footpaths / Bridleways :** 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

**Japanese Knotweed :** A report is available as to the extent of Knotweed within the site and this shall be the basis of the treatment plan/eradication by a specialist contractor. Please contact the office for further information.

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

**Unimplemented Planning Consents :** Planning Permission 07/2025/00794/FUL

**Planning Consents affecting the property :** As above.

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

### 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>

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

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

**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

**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.

**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 :** comb.pretty.marker

**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.

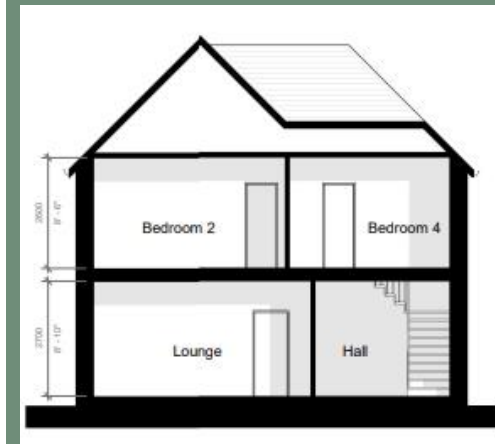
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would 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.

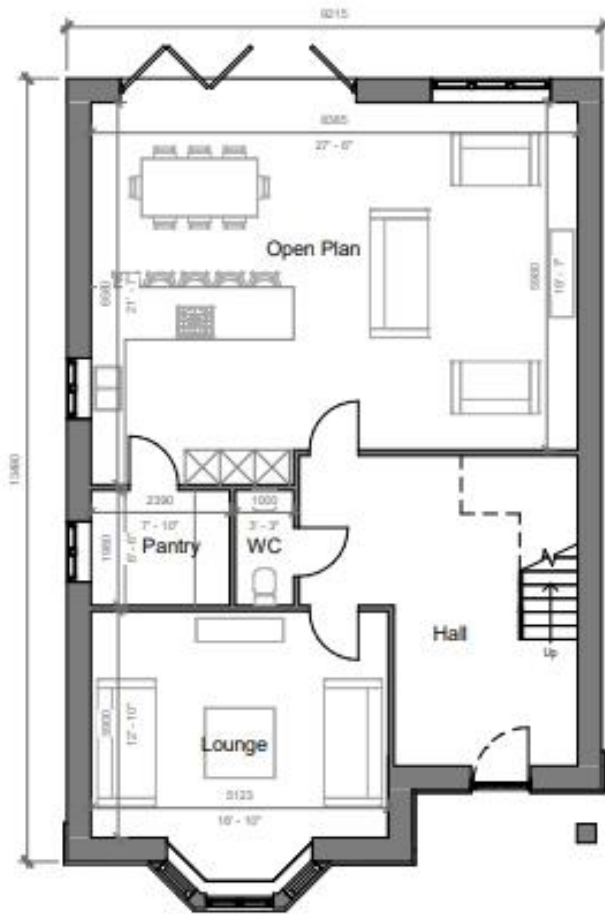
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

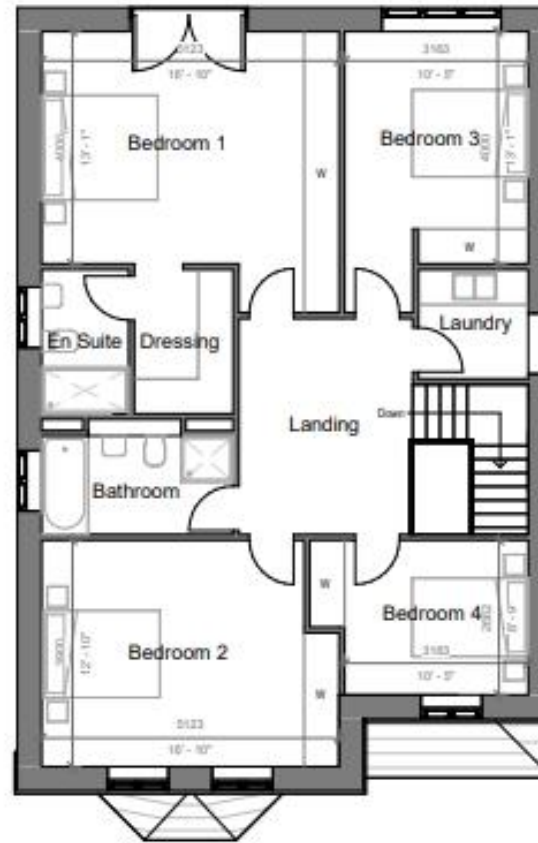
Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

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 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





Ground Floor Plan



First Floor Plan

## North Lancashire

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

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