



Land east of Harford, Preston New Road, Freckleton, Preston PR4 1HN

O.I.E.O. £300,000



Residential Development

Land off Preston New Road, Freckleton, Preston PR4 1HN

Offers in excess of
£300,000

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- Permission in principle granted for the erection of up to 6 dwellings
 - Sought-after, edge of village location
 - Overall plot extending to **0.49 acres** (0.20 hectares)
 - Option to purchase additional land
 - Excellent and easy access onto road network
 - For sale as a whole

A superb opportunity to purchase a residential development plot with **permission in principle** already granted for the erection of up to 6 residential dwellings on land off Preston New Road within the sought-after edge of Freckleton location.

Location

The site is situated directly off Preston New Road (A584) and gives excellent accessibility to Lytham and Preston. Freckleton has a wide range of amenities, its situated on the Ribble Estuary with numerous scenic walks. The village features several pubs and eateries and within walking distance of Strike Lane Primary School and regular public transport connecting Preston, Blackpool, Kirkham, St Annes and beyond.

Development plots of this size rarely come to the market providing an ideal opportunity for a small to medium bespoke house builder and developer to build their own properties within a desirable sought-after location.

Description

The site extends to a total plot of **0.49 acres (0.20 hectares)** and is predominantly level with immediate frontage onto Preston New Road. Valid consent is via Fylde Borough Council's Planning Portal reference 26/0292 *"Land east of Harford, Preston PR4 1HN"*

Permission in Principle allows the purchaser to submit a Stage 2 Technical Details Consent to design their own houses and development with a maximum of 6 dwellings on site. The Permission in Principle was granted 2nd September 2026 with all matters including access, siting, layout, design, visibility splays reserved in addition to a surface water drainage strategy.

Additional Land

The purchaser will be granted the option to acquire by separate negotiation an area to the north of the development, extending to **0.79 acres** (0.32 hectares) as shaded **blue** on the site plan.

General Remarks

Services: We confirm that there are currently no services connected on site. Potential purchasers would need to make their own investigations on provision of services including foul drainage prior to exchange of contracts. A full suite of services are available within the locality.

Access: Accessed directly off Preston New Road.

Planning: All planning documents can be found on Fylde Borough Council's Planning Portal with the planning reference: **26/0292**

.Restrictive Covenants : None known.

Listed building : The property is not listed.

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

Easement, and Wayleaves or Rights of Way : We are not aware of any easement, wayleaves or rights of way currently affecting the subject property.

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

Flooding : The property sits within a Flood Zone 1. We are not aware of any flooding events within the last 5 years.

Unimplemented Planning Consents : None.

Planning Consents affecting the property : None other than Permission in Principle .

Coal field / mining area : Not applicable.

Communications : Mobile signal for the majority of providers is available within the area.

Local Authority: Fylde Borough Council (<https://new.fylde.gov.uk/>)

Title & Tenure: The property is offered for sale Freehold under Title LA427008. Please note the site only forms part of the landholding. Vacant possession will be granted upon completion.

Boundary responsibilities: The purchaser will be responsible for the erection of a suitable stock proof and boundary fence along the northern boundary as shown with an inward facing "T" mark within 1 month of completion.

Viewings: For parties wishing to walk the land arrangements should be made prior and strictly by appointment with the Agents.

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.

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.

What3words Location : finishing.elevates.games

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

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.

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.

Use of AI: Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

AML checks: Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Specific Enquiries: Richard Furnival: email Richard@abarnett.co.uk, tel 07967647378

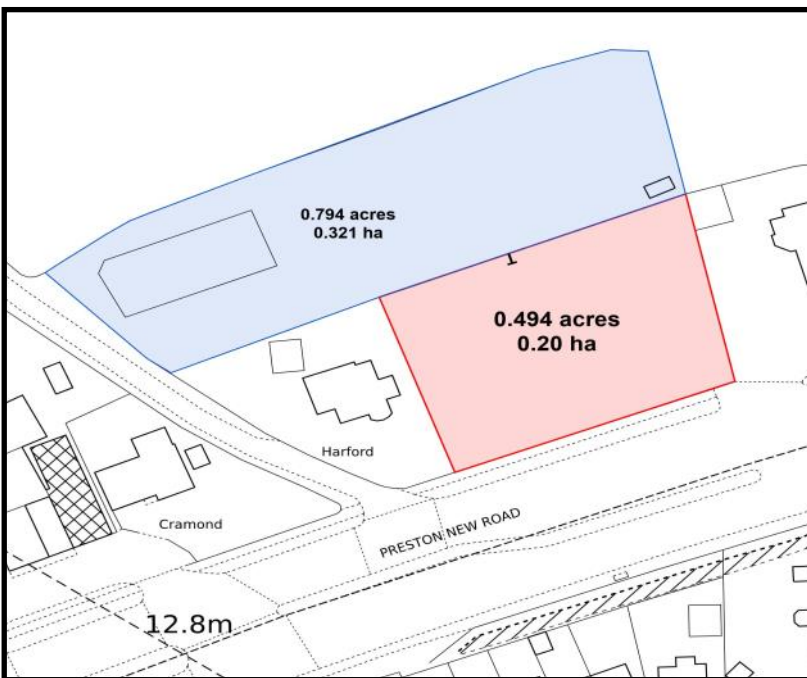
Costs: Each party will bear their own legal costs

Date of photos: Photos taken September 2026

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



Town and Country Planning Act 1990
The Town and Country Planning (Permission in Principle) Order 2017 (as amended)

Permission in Principle - Granted

Part 1 - Particulars of Application

Application No.:	26/0292
Location:	LAND EAST OF HARFORD, PRESTON NEW ROAD, FRECKLETON, PRESTON PR4 1HN
Proposal:	PERMISSION IN PRINCIPLE FOR ERECTION OF UP TO 6 NO. DWELLINGS

Part 2 - Particulars of Decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 and The Town and Country Planning (Permission in Principle) Order 2017 (as amended) that **PERMISSION IN PRINCIPLE HAS BEEN GRANTED** for the carrying out of development referred to in Part 1 hereof subject to the Informative Notes below:

Informatives:

- Any application for technical details consent submitted pursuant to this permission must be made and determined not later than the expiration of 3 years from the date of this decision.
- This decision grants permission in principle for a residential development of a maximum of 6 dwellings.
- For the avoidance of doubt, this decision relates to the following plan:
 - Location Plan - Title number LA427008
- The applicant is advised that, in addition to the standard information requirements, any application for technical details consent submitted pursuant to this permission should be accompanied by:
 - Suitable survey(s) to demonstrate whether any protected species or any other features on the site that are to be removed as part of the development or would be affected by it. If such a presence is identified, then an appropriate scheme for mitigation and/or compensation (as appropriate) must also be supplied with the application. The applicant is directed to national standing advice regarding protected species surveys which can be found at: <https://www.gov.uk/topic/planning-development/protected-sites-species>.

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