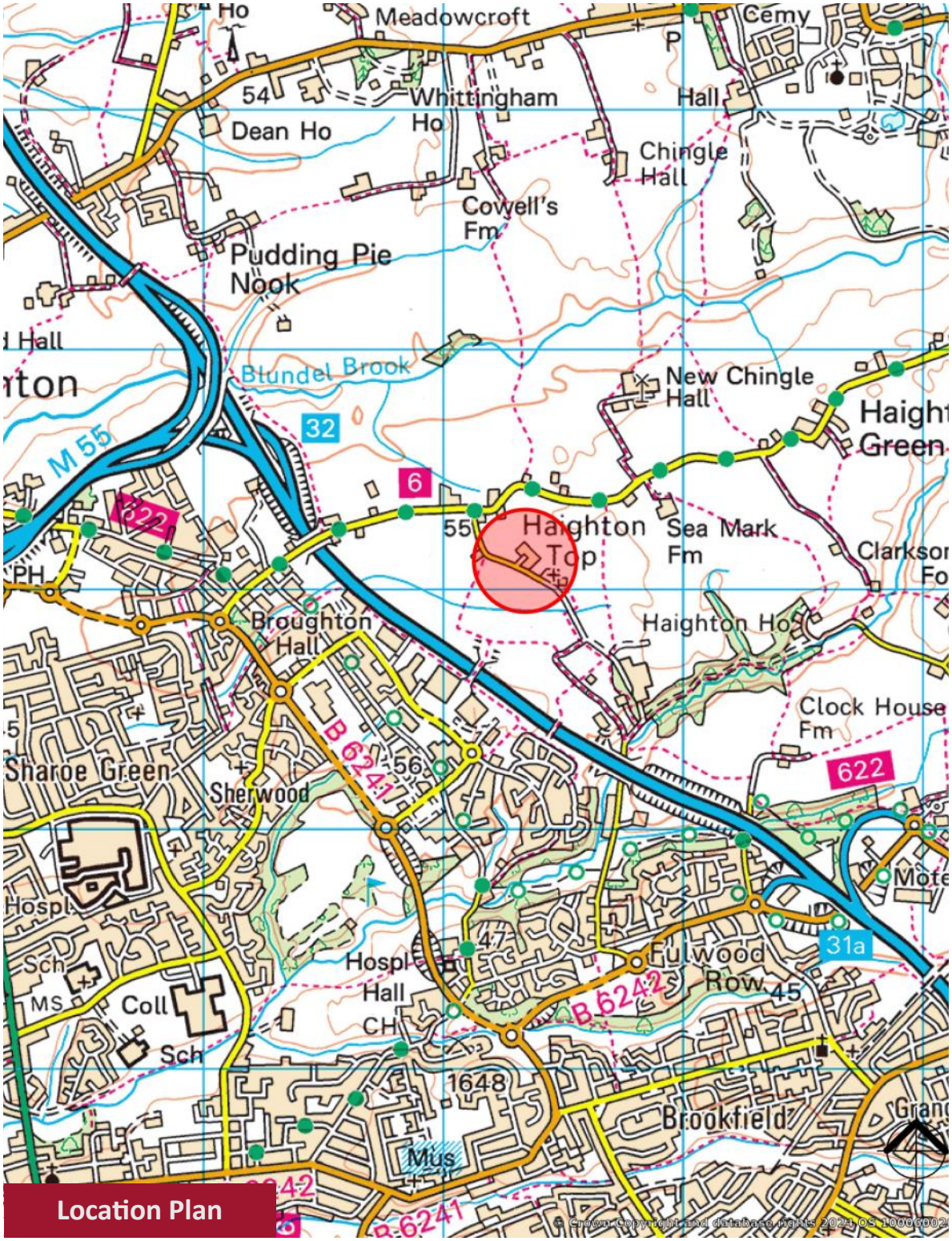
Proposed Plot 3



Building Plot, Simpson House Farm, Fernyhalgh Lane, Fulwood, PR2 5ST

O.I.R.O. £350,000



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Residential Self build Plot, Simpson House Farm, Fernyhalgh Lane, Haighton Preston PR2 5ST

Offers in the region of £350,000

What an opportunity!

We are delighted to bring to the market this serviced building plot nestled in a highly regarded, sought after semi-rural location. A fully serviced building plot with the benefit of planning consent for a residential dwelling offering a blank canvas to create a magnificent bespoke family home to your own style and specification.

Superbly situated off Fernyhalgh Lane. The plot enjoys the very best of both worlds; a tranquil country lane setting surrounded by open fields yet positioned just minutes from the conveniences of Fulwood and Broughton.

The site forms part of the exclusive Simpson House development site where planning consent has recently been gained for 3 large scale bespoke self-build residential dwellings. The plot will be fully serviced with access road and services to site allowing any purchaser to design and self-build their own family dwelling with anticipated size of dwelling being circa between 4,000sqft to 4,500 sq ft (however the exact size will be subject to planning consent)

The plot is identified as Plot 3 which is a generous plot extending to approximately **0.40acres** (0.10 Hectares) ota set in its own gardens and grounds, accessed off the joint shared driveway.

General Remarks:

Services: The property will have the benefit of mains water, mains electricity and BT all individually connected to the site. The vendor will also install the new driveway and a drain for each plot for their tap water and outflow pipe from their indicator treatment plants (buyers will be responsible for installing their own treatment plants)..

Boundaries: The purchaser will be responsible for the erection and maintenance thereafter of suitable boundary fence around the site.

Demolition of Buildings: The vendor will be responsible for the demolition and removal of the existing buildings and former farmhouse currently within the plot and then leave the site clear and level.

Tenure and Possession: The property is offered for sale freehold with vacant possession granted upon completion.

Local Authority: Preston City Council, Town Hall, Lancaster Road, Preston PR1 2RL

Planning: Planning consent has been granted under ***Planning Application No. 03/2026/0665***. All planning documentation is available for inspection on the planning portal.

Restrictive Covenants: None known.

Listed Building: The property is not listed.

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

Footpath/Bridleways: We understand there are no footpaths or bridleways affecting the property.

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

Coalfield/Mining Areas: Not applicable.

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

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Richard Furnival. Please note that CCTV and or recording devices may be in operation at the property during viewings.

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.

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

What3words Location: rent.maker.winter

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

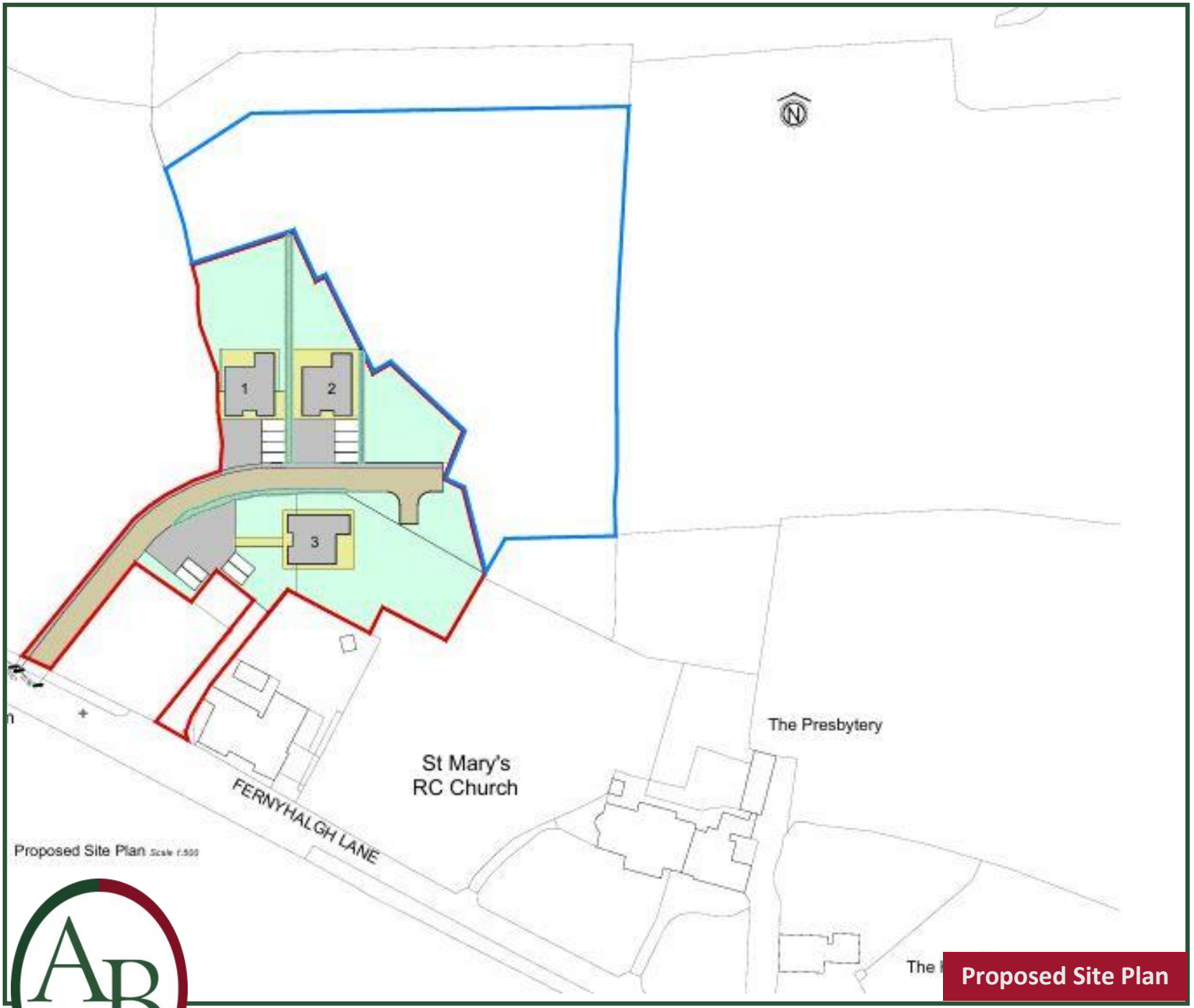
Use of AI: Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

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.

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 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



Proposed Site Plan

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