



**PLOT 1,
HIGH LAWN,
MILL LANE,
STALMINE,
FY6 0LR**

£155,000



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EXCELLENT BUILD OPPORTUNITY IN A GREAT LOCATION

WE ARE PLEASED TO OFFER FOR SALE THIS RESIDENTIAL BUILDING PLOT WITH FULL PLANNING PERMISSION FOR A FIVE BEDROOM DETACHED DWELLING. OFFERING SPACIOUS FAMILY ACCOMMODATION WITH DOUBLE GARAGE, GARDENS AND SHARED DRIVEWAY.

SITUATED IN A CONVENIENT RESIDENTIAL LOCATION AND ENJOYING A SEMI RURAL COUNTRYSIDE POSITION. THIS WOULD MAKE A GREAT OPPORTUNITY FOR A SELF-BUILD OR SMALL DEVELOPMENT FOR A BUILDER WITH THE ADJACENT PLOT! THE CURRENT PLANNING PERMISSIONS CAN BE FOUND AT WYRE BOROUGH COUNCIL UNDER (22/00389/REM).

LOCATION: The building plots are located to the rear of High Lawn, Mill Lane and approached by a shared driveway (SAT NAV Location FY6 0LR). A sought after semi-rural location close to Schools and other local amenities. Transport routes provide handy access to Lancaster, Knott End, Cleveleys and Poulton town centres.

STYLE: Plot of land to build a detached property.

CONDITION: To the purchasers own specification.

ACCOMMODATION: Current design from submitted plans. **Ground floor;** spacious central entrance hall with cloakroom W.C. Snug room and front lounge. Open plan family living kitchen to the rear with pantry room. Separate utility and boot room. **First floor;** spacious landing, master bedroom suite with dressing room and en suite, two double bedrooms with use of a 'Jack & Jill' bathroom, further two good size bedrooms and family bathroom suite.

OUTSIDE: The properties will enjoy good size gardens and are sat opposite hand to each other and have been positioned so that the driveways are facing each other.

SERVICES: We are advised all mains services are to the surrounding area, which will need to be connected by the purchaser.

TENURE: We are advised the tenure of the properties will be Freehold.

COUNCIL TAX: To be confirmed by Wyre Borough Council

VIEWINGS: By telephone appointment through the Agent's office.

