

EXCELLENT BUILD OPPORTUNITY / GREAT LOCATION

WE ARE PLEASED TO OFFER FOR SALE THESE TWO RESIDENTIAL BUILDING PLOTS WITH SUBMITTED OUTLINE PLANNING PERMISSION GRANTED FOR THREE (VENDOR RETAINING ONE PLOT) GOOD SIZE DETACHED DWELLINGS OFFERING SPACIOUS ACCOMMODATION OF 2500 sq ft WITH DOUBLE GARAGES AND GARDEN. SITUATED IN CONVENIENT RESIDENTIAL LOCATION WITH A SEMI RURAL FEEL THIS WOULD MAKE A GREAT OPPORTUNITY FOR A DESIGN AND SELF-BUILD OR SMALL DEVELOPMENT FOR A BUILDER. THE CURRENT PLANNING PERMISSION CAN BE FOUND AT FYLDE COUNCIL (16/0468).

LOCATION: The building plots are located to the rear of 69-77 Chain Lane, Staining and accessed via a private road to the side (SAT NAV Location FY3 0DB). Situated close to handy amenities and within a short drive to Poulton centre and other nearby towns. Nearby are local transport service routes and good local schools ideal for growing families. Motorway access is within a short drive.

STYLE: New build detached properties.

CONDITION: To the purchasers own specification.

ACCOMMODATION: Ability to be designed to purchasers own specification.

OUTSIDE: The properties will enjoy good size gardens.

SERVICES: We are advised all mains services are to the surrounding area, which will need to be connected by agreement with the current vendor and purchasers divided equally by the three plots.

TENURE: We are advised the tenure of the properties (TBC).

COUNCIL TAX: To be confirmed by Fylde Council.

VIEWINGS: By telephone appointment through the agents' office.



**TWO RESIDENTIAL BUILDING PLOTS
OUTLINE PLANNING GRANTED FOR 3 DETACHED PROPERTIES
(VENDOR RETAINING ONE PLOT)**

**Land to the rear of 69 – 77 Chain Lane, Staining, FY3 0DB
£150,000 Per Plot**