

FOR SALE

RESIDENTIAL DEVELOPMENT
OPPORTUNITY

Asking Price: £695,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Land Adjacent To Lime Tree Cottage, Parrs Lane, Aughton

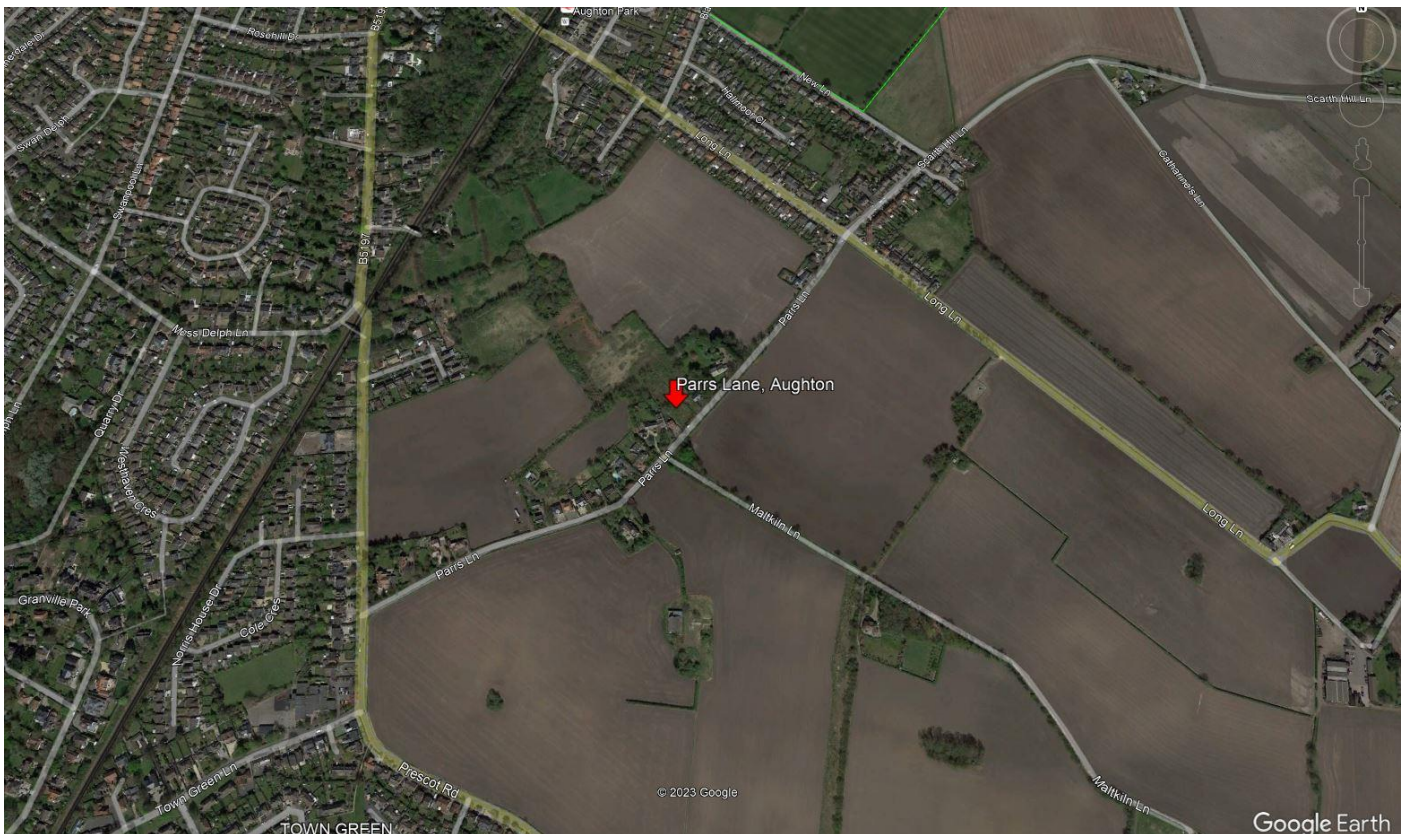
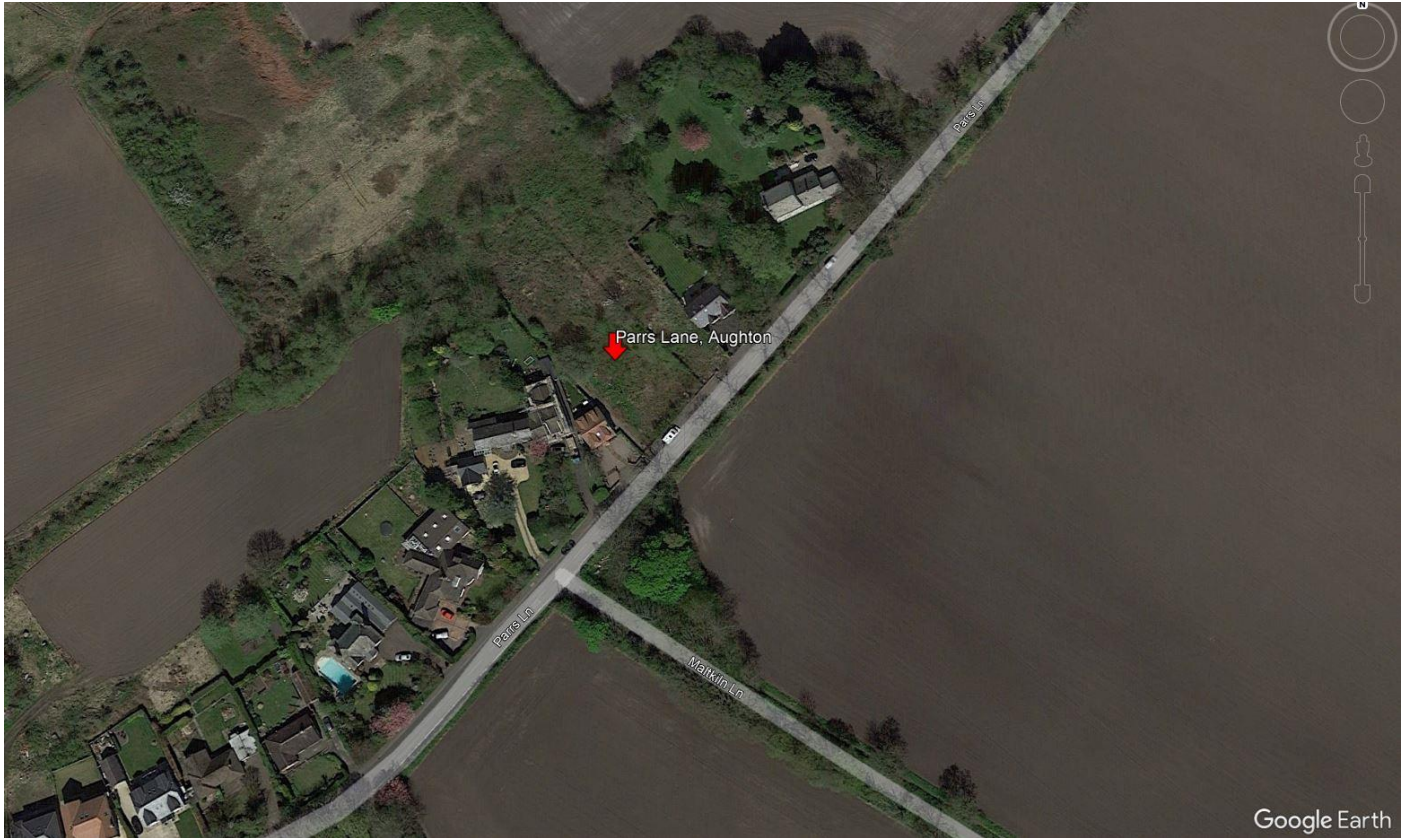


- Building plot with additional land.
- Outline Planning Permission granted subject to reserve matters, for large detached dwelling.
- Planning Reference: 2023/0194/OUT.
- Total site area 0.584 acres approx.
- Substantial Indicative dwelling as proposed.
- Ideal prestigious self-build opportunity.
- High value and affluent semi-rural location in Aughton near Ormskirk.
- Adjacent land of approx 3.7 acres available by way of a separate negotiation.



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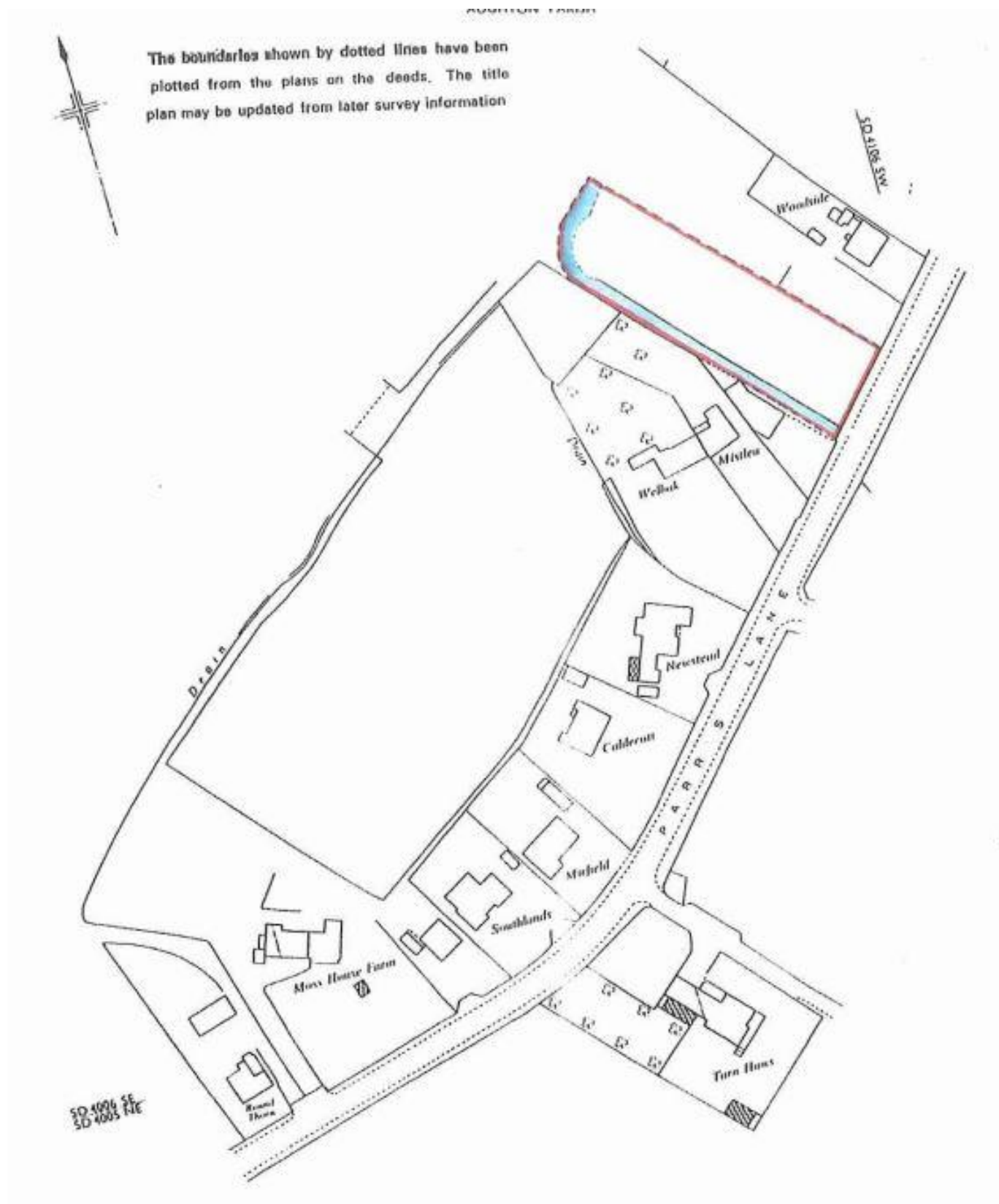
Location: The site is located on Parrs Lane in Aughton and is positioned between Lime Tree Cottage and Woodside. Parrs Lane connects to Long Lane and Prescott Road and is colloquially considered a high value residential location in the West Lancashire residential market.



Please note, neighboring land owner has right of access over the area coloured blue. This land extends to approx 3.7 acres and is available by way of a separate negotiation.

Link to Rightmove listing & details below:

[Land for sale in Land on the East Side of Parrs Lane, Ormskirk, Lancashire, L39 \(rightmove.co.uk\)](https://www.rightmove.co.uk/property-for-sale/details.html?listingId=123456789)



Description: The subject site extends to approximately 0.584 acres subject to confirmation with the Deeds whereby Outline Planning Consent has been granted, subject to reserved matters, for the construction of a large detached residential dwelling.

From the outline planning drawings provided, the substantial detached dwelling as proposed is indicative only as the final design, size and layout remains reserved matters.



Tenure: We understand the property is held freehold, pending written verification.

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Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT would not apply to the purchase price.

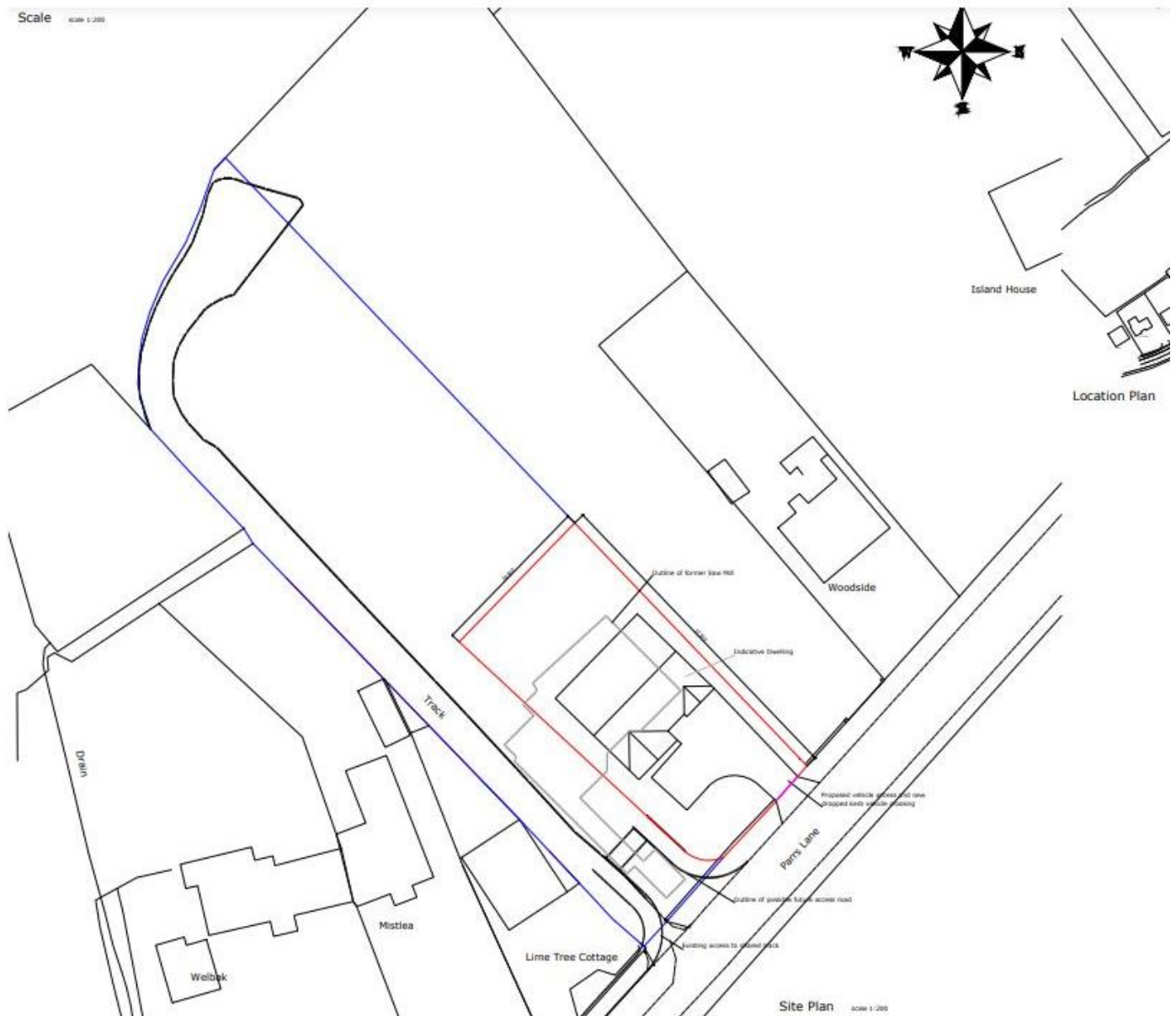
Legal: Each party is to be responsible for their own legal costs.

Viewing / Further Information: The site is open for viewing, but is currently overgrown, therefore the viewers would be responsible for their own health and safety and prior notify the retained agents. Fitton Estates.

Planning: Outline Planning Consent application no. 2023/0194/OUT. A copy of this Outline Consent is available on request.

Please note, the vendors would look to incorporate an appropriate clawback provision should the purchaser or their successors in Title obtain consent for any more than one dwelling for a period of 10 years post sale completion. Further details on application.

Should a sale be agreed a conditional basis upon the grant of full planning, please note any planning CIL charge liability (if applicable) would transferred to the purchasers on completion.



Details Prepared 31 January 2024

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.