

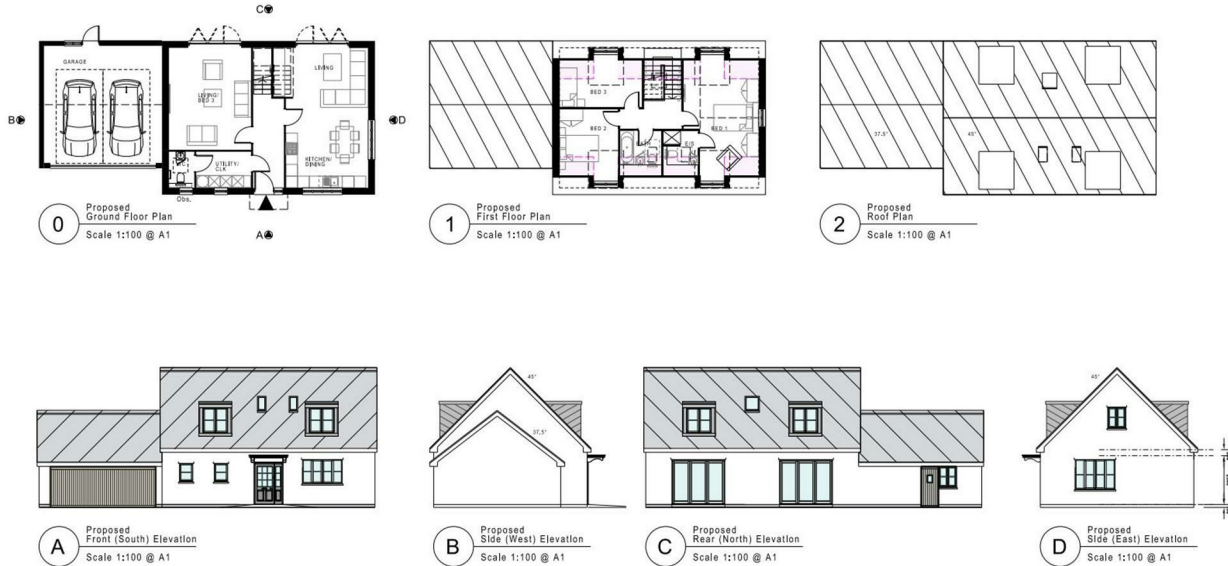


# FLEXIAGENT

Market Leading, Independent Estate Agents

**PLOT 4 - HOUSE TYPE D - PROPOSED**  
 Detached, 1.5-storey, 3-bed dormer bungalow GIA 120m<sup>2</sup>/ 1,292sqft + double garage GIA 36m<sup>2</sup>/ 388sqft

**Materials:**  
 Roof: Marley Eggemore smooth slate grey tiles  
 Walls: White render  
 Doors: Timber GRP wood-effect  
 Windows: White UPVC double-glazed windows glazed doors  
 Soffits, fascias, rainwater goods: White UPVC  
 Downers: Lead  
 Sofflights: Vola-type



CLIENT C MARSHALL	
JOB BESCAR GOODS YARD BESCAR LANE, SCARISBRICK	
DRAWING PROPOSED - PLOT 4 GA PLANS AND ELEVATIONS	
NO. 01	REVISION
A	27/05/24 ALL PLANNING APPLICATION
Scale: 1:100	Sheet: 1051.307
Scale: 1:100	Date: 27.04.22
Scale: 1:500	Revision: A

## Bescar Lane

### Scarisbrick, L40 9QH

# Guide Price £450,000

\*\*\*FOR SALE BY AUCTION\*\*\*  
 \*\*\*AUCTION START TIME: 10AM WEDNESDAY 17TH JULY 2024\*\*\*  
 \*\*\*AUCTION END TIME: 12PM WEDNESDAY 17TH JULY 2024\*\*\*

\*\*\*ATTENTION DEVELOPERS - PLANNING PERMISSION GRANTED FOR FOUR, 3 BEDROOM DETACHED HOUSES WORTH CIRCA £450,000 EACH - GDV £1,800,000\*\*\*

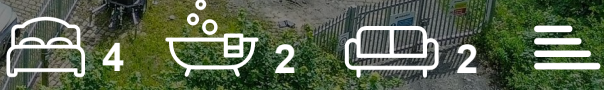
Approximately 2 acres in total  
 Circa. 0.54 acres former goods yard / employment land  
 Additional rear greenbelt land of approximately 1.5 acres  
 Employment Owner Occupier opportunity  
 Attractive West Lancs semi-rural location  
 Existing residential development planning permission in place for goods yard for four detached dwellings (planning Ref 2022/0568/ARM)

Network Rail currently occupy the sites by way of two separate licensing agreements. The front goods yard section is at a rental of £22,500 per annum, expiry September 2024. The rear greenbelt site is producing £25,000 per annum expiry

- Planning permission GRANTED for four DETACHED HOUSES
- Approximately 2 acres in total
- Circa. 0.54 acres former goods yard / employment land
- Employment Owner Occupier opportunity
- Attractive West Lancs semi-rural location
- ATTENTION INVESTORS
- Excellent Development Opportunity
- Highly Sought After Location
- GDV CIRCA
- NO CHAIN

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

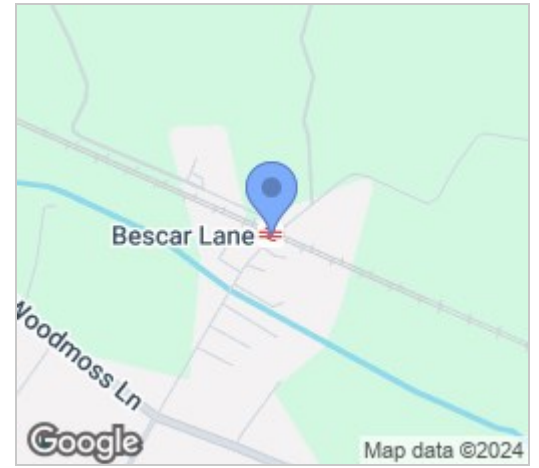




## Floor Plan

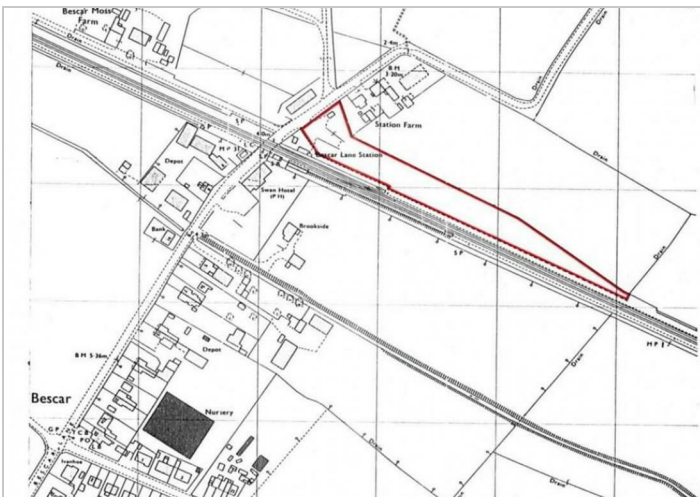


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-91) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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