



FLEXIAGENT

Market Leading, Independent Estate Agents



Charnleys Lane

Banks, PR9 8HH

Offers In Excess Of £110,000

*****Prime Development or Self-Build Opportunity – Rarely Available*****

Unique Opportunity for Developers or Self-Build Enthusiasts

Established building plots with full planning permission are exceptionally rare, making this a truly unique opportunity. This spacious 0.22-acre plot is located in the heart of Banks Village, just off Vicarage Lane and Bonds Lane.

Key Features:

-Planning Permission: Full planning approval has been granted (Application No: 2020/0843/FUL) in April 2021.

-Certificate of Lawful Use or Development: Obtained in April 2024, providing legal assurance for the project.

-Utilities: The plot already benefits from a main drain and water supply being in situ, simplifying the development process.

-Immediate Build Ready: Condition 4 (Foul and Surface Water Drainage) has been discharged, so construction can commence without delay.

For more information or to make any inquiries, please contact the office.

- Planning approved
- 0.22 acres of land
- Semi rural location
- Street access
- Benefits from a main drain and water supply
- Immediate build ready
- Prime development opportunity
- Self build
- Application No: 2020/0843/FUL
- Viewings available upon request

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.



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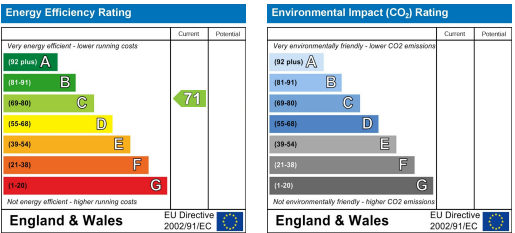
Floor Plan



Area Map



Energy Efficiency Graph



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