



## FOR SALE

**RESIDENTIAL DEVELOPMENT LAND  
251 LEYLAND LANE  
LEYLAND  
PR25 1XL**



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**Price: £595,000**

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- Outline Planning Permission for 7 houses
- 1.486 acres (0.62 hectares) or thereabouts
- Popular residential area
- All mains services available
- Attractive rear aspect falling to stream with expansive school ground beyond

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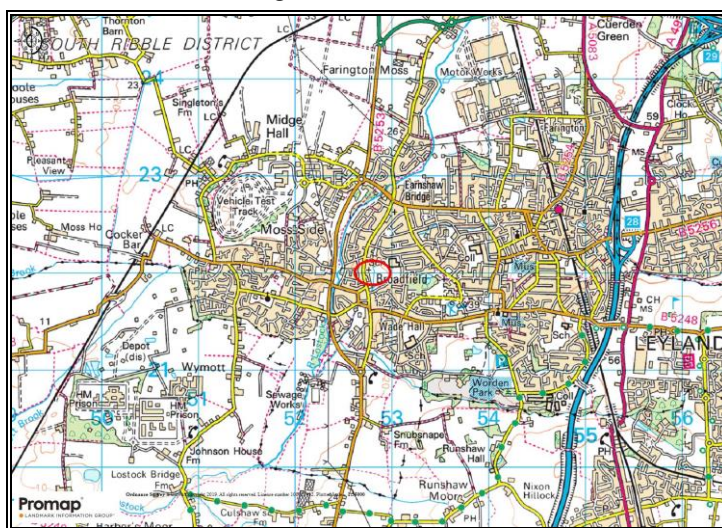
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** The site is currently occupied by a substantial detached house where the gardens and grounds beyond slope gradually down to the meandering Bannister Brook with expansive views beyond over school grounds. The site is amidst an established residential area and the illustrative layout prepared to accompany the Planning Application allows for exceptionally large gardens to be provided to most of the plots.

Comprehensive neighbourhood amenities are nearby including shops, schools and other facilities. There is easy access into the town centre, surrounding towns and cities and onto the motorway network.

**Location:** From Leyland Cross proceed down Fox Lane, at the junction turn into Slater Lane, follow the road round turning back onto Leyland Lane and the site is then on the right.



**Planning:** Outline Planning Permission for Residential Development of seven dwellings following demolition of the existing dwelling (access only applied for) was granted by South Ribble Borough Council on 31<sup>st</sup> May 2019 (Application No. 07/2018/5911/OUT).

The illustrative drawing submitted with the Application shows the properties being positioned outside the Flood Risk Area. In order to satisfy the Environmental Agency (EA) additional information was provided which is available on the Planning File which can be viewed on [www.southribble.gov.uk](http://www.southribble.gov.uk).

The site provides potential for developing a gated development with high value properties supported by exceptionally large gardens which would extend down to the water course.

**Services:** It is understood all main services are available as is connection to the main sewer.

Interested parties are advised to make their own enquiries.

**Tenure:** The site is to be sold Freehold and free from Chief Rent.

**To View:** By appointment with the agents with whom all negotiations should be conducted.



