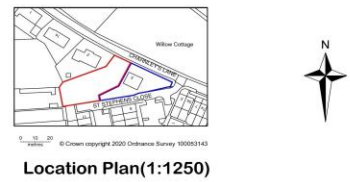
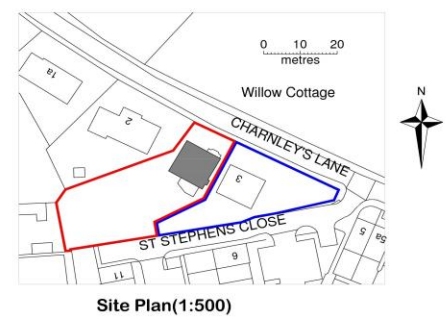
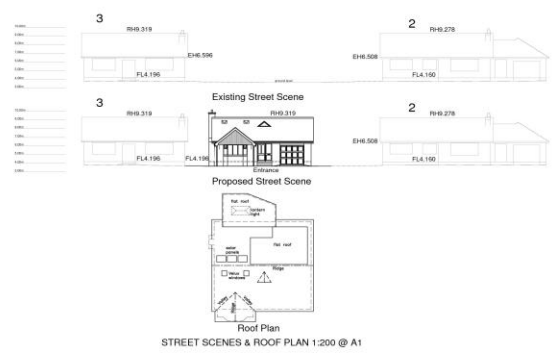


Charnleys Lane, Banks



SCALE 1:100@A1
SCALE 1:200@A1

MATERIALS

1. Roof covering: Natural slate.
2. Gutters: Aluminium with pvc rainwater pipe. All in black.
3. Flat roof: High performance felt.
4. Windows & Doors: pvcu(white).
5. Timber boarding: Vertical and ship-lap horizontal stained wood.
6. Barge boards & fascia boards: pvcu(white).

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 NOTE: ALL RIGHTS RESERVED IN CHAPTER 17 OF THE COPYRIGHT, DESIGN AND PATENTS ACT 1988 HAVE BEEN GENERALLY ASSERTED.

For Planning use only. NOT FOR CONSTRUCTION.

B	01.09.20	FOR PLANNING APPLICATION	TJH
A	30.08.20	AMENDED TO SUIT CLIENT	TJH

Rev. Date. Description. By. Check.

Project: [Redacted]

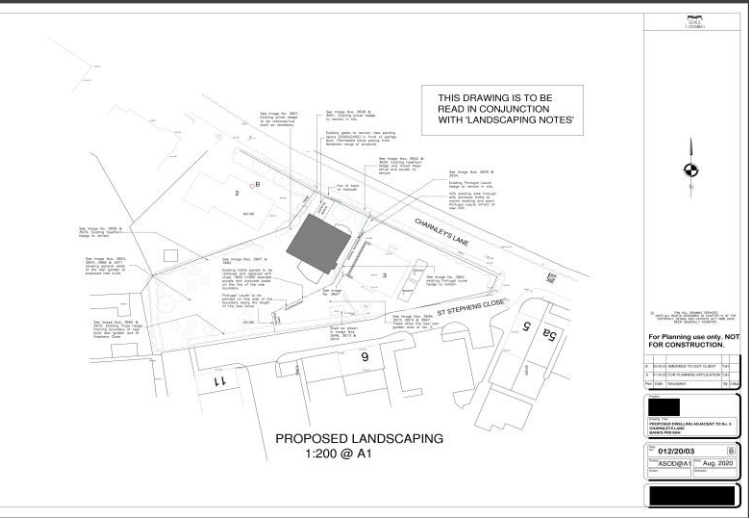
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012/20/01 [B]

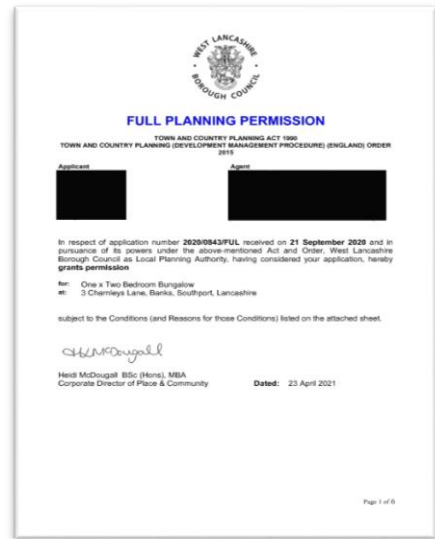
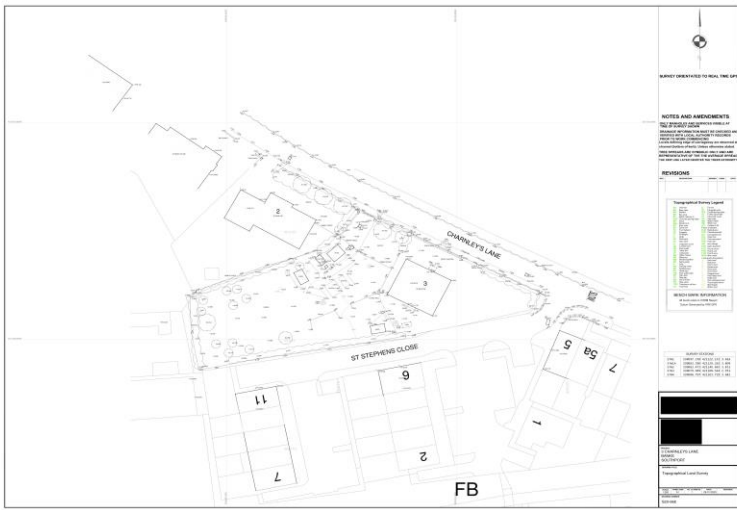
Scale: ASOD@A1 Date: Aug. 2020

Drawn: [Redacted] Checked: [Redacted]

Asking Price **£130,000**



01772 811899
www.smartmoveproperties.net
tarleton@smartmoveproperties.net



For those seeking an individual building plot which is ready to start work on NOW, or a self-build home, then look no further than this site with full planning granted for a detached dormer style bungalow. Planning was granted April 2021, but this has been made secure as the owner has made a lawful start on the site and had the drainage condition discharged, making it ready to start work on as soon as the new owners complete their purchase.

The approved plans are for a 2 bedroom detached dormer style bungalow, though if the intending purchaser wishes to amend these to better suit their needs, then they can do so via West Lancs. Councils planning department and obtain the necessary consents. The current proposed layout in brief shall include: entrance hall with staircase to the first floor, ground floor bedroom with dressing room and en suite off, ground floor WC, lounge, dining room, kitchen, attached single garage, first floor landing with doors off to the second bedroom and also to the first floor bathroom.

NB: Please note that the seller intends to place an overage clause on the land, triggered should the intending purchaser build more than one property on the land. Additional information and terms to be confirmed with the seller.

About the Local Area: Banks is a large coastal village in Lancashire. It lies south of the Ribble estuary and four miles (6 km) north-east of Southport. The village is administered by West Lancashire Borough Council, and by North Meols parish council for parochial matters. It is in the South Ribble parliamentary constituency. Banks is the largest of the villages in the parish of North Meols on the West Lancashire coastal plain.





*** Building Plot with Full Planning Granted**

*** Planning Secured with a Lawful Start having been Made**

*** Drainage Statement & Layout Condition Discharged**

*** Infill Plot in-between Two Bungalows**

*** Established Garden Already in Place**

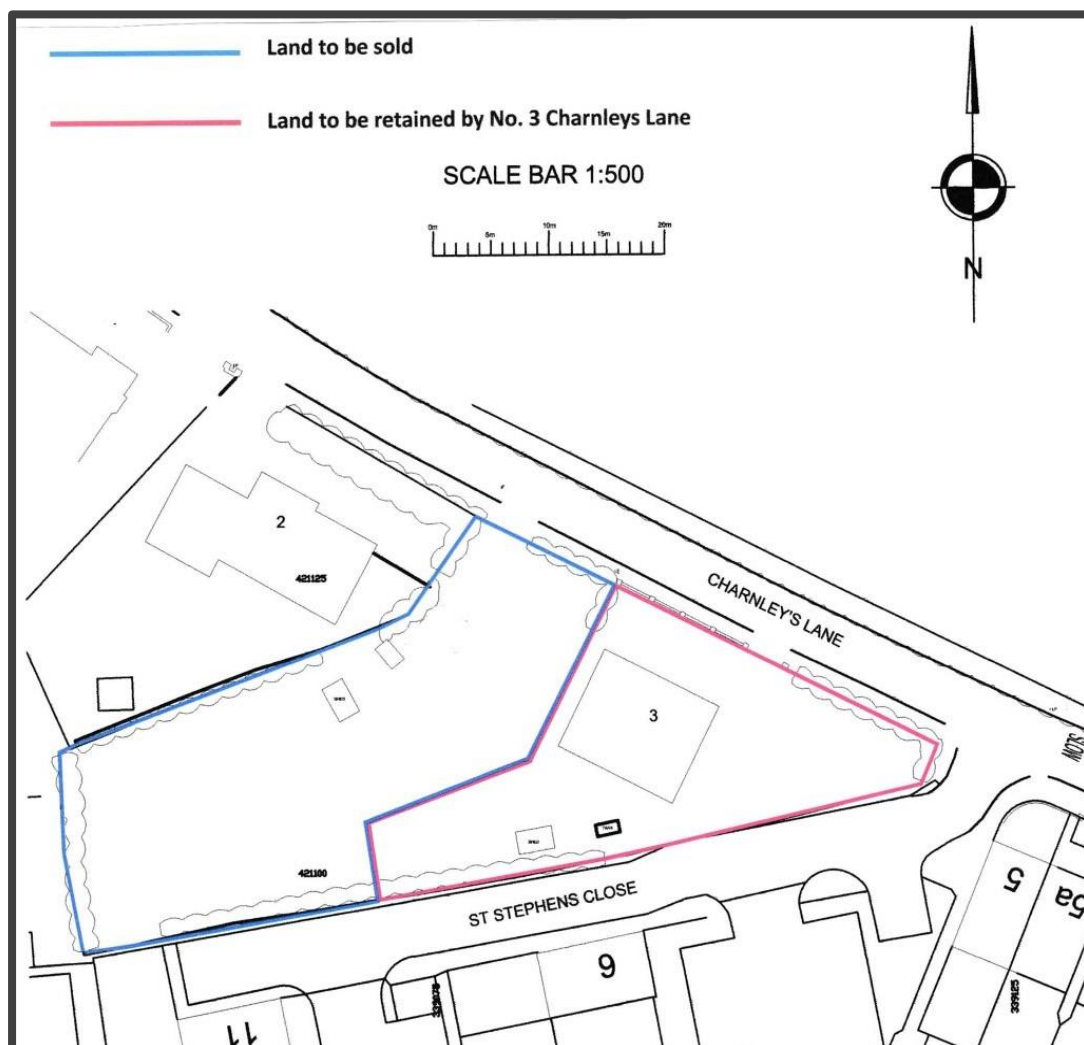
*** West Lancs. Planning Ref: 2020/0843/FUL**

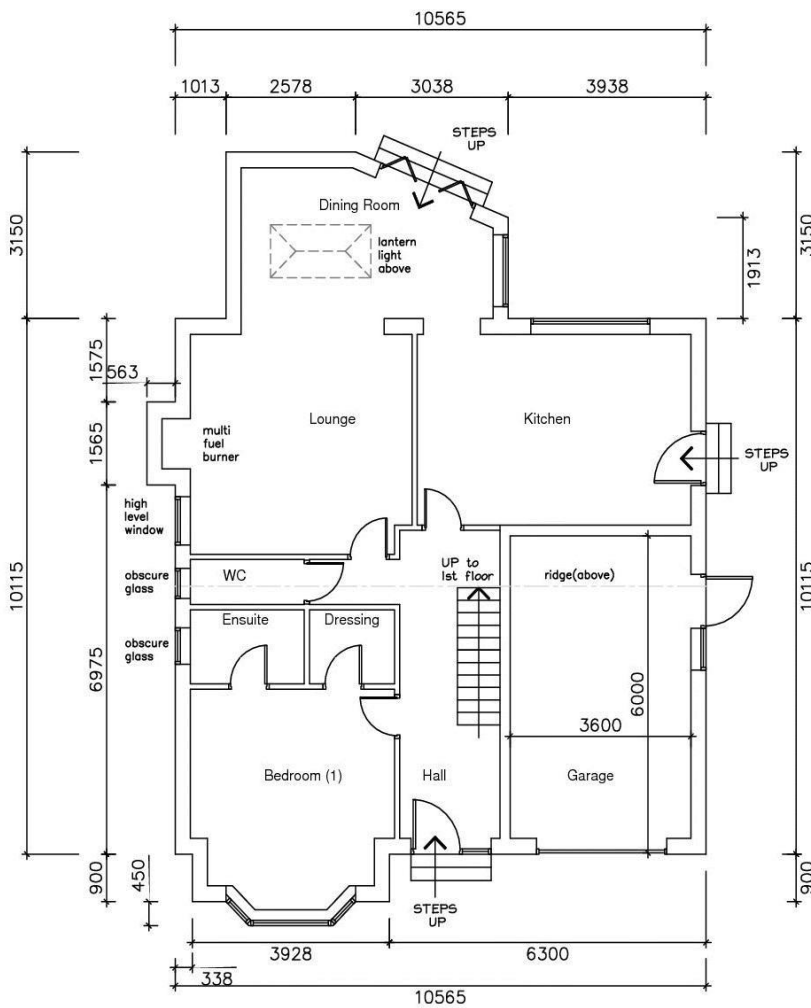
*** No Onward Chain**

*** Semi Rural Location**

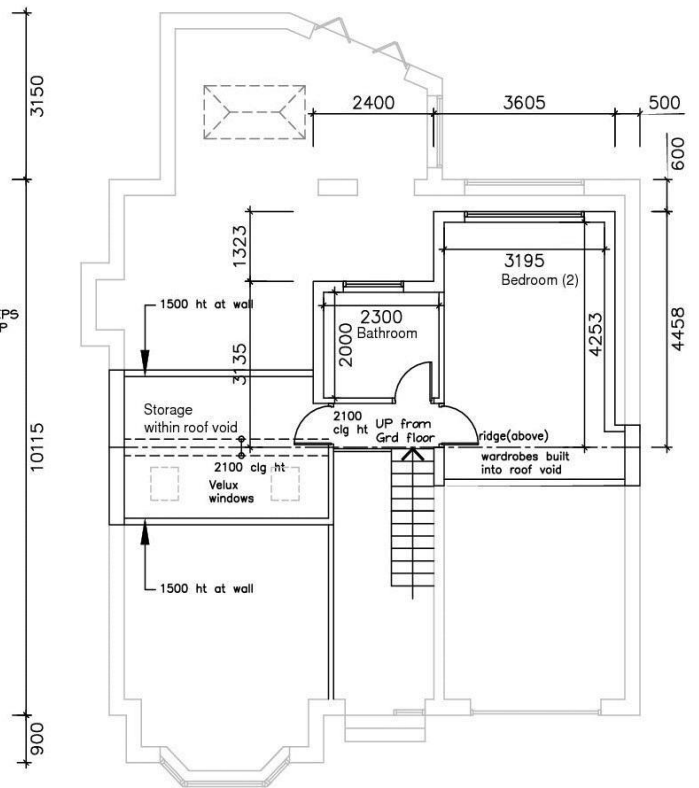
*** Individual Building Plot For Sale**

*** Rural Outlook to the Front**





Proposed Ground Floor Plan



Proposed First Floor Plan

rightmove



SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton
 226a Hesketh Lane,
 Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.