



Building plot between 18 and
20 Claytongate Drive,
Penwortham, Preston,
PR1 9SE

For Sale by Private treaty

A desirable building plot located within an existing estate setting with the benefit of outline planning permission for the erection of a detached dwelling.

LOCATION

The property is located between 18 and 20 Claytongate Drive, Penwortham, Preston, PR1 9SE on a quiet existing estate. The property benefits from easy access to local amenities, shops, restaurants, schools and has excellent transport links to the Preston end of the M65 and Junction 29 of the M6. Both are approximately 2.4 miles away.

DESCRIPTION

The building plot provides a cleared parcel of land between two existing detached dwellings, extending to approximately 10m x 26m, with a total area of 273m² or thereabouts. It is located directly adjoining the public highway on Claytongate Drive .

The plot provides the purchaser a blank canvas to create their own family home which can be designed to meet their exacting standards.

TENURE

The land is freehold and offered with vacant possession on completion.

SERVICES

Although no services are currently available on site, all mains services are thought to be located within the public highway (Gas, Electricity, Water, Mains sewage). It is the responsibility of the purchaser to ensure that the services on site are suitable for the development.

PLANNING

The plot has recently gained outline planning permission for the erection of a detached dwelling, details can be found using application reference 07/2023/00506/OUT on South Ribble Borough Council's online search for planning applications.

METHOD OF SALE & GUIDE PRICE

The building plot is being marketed via private treaty with a guide price of £95,000.

Should a number of offers be received the vendor may choose to seek best and final offers.

VIEWINGS

Please contact the agents to arrange a viewing. Site security restricts access to unaccompanied viewers.

HEALTH & SAFETY

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. Please take care in respect of any uneven ground. The vendors -for themselves, and MacMarshalls Ltd as their agents, accept no liability for any health and safety issues arising out of viewing the property.

AGENTS

Please contact Geoff Hoggarth.

The information provided is for reference purposes only. The purchasers shall have deemed to have satisfied themselves to the description of the land and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. No warranty for the accuracy or any information can be given.

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