

PETER E GILKES & COMPANY

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FOR SALE

BUILDING PLOT
Forming part of
MALASIA
PARK AVENUE
NEW LONGTON
PRESTON
PR4 4AY



Price: £195,000

- Permission for detached residence
- 710 sq m (850 sq yds)
- Select tranquil setting

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

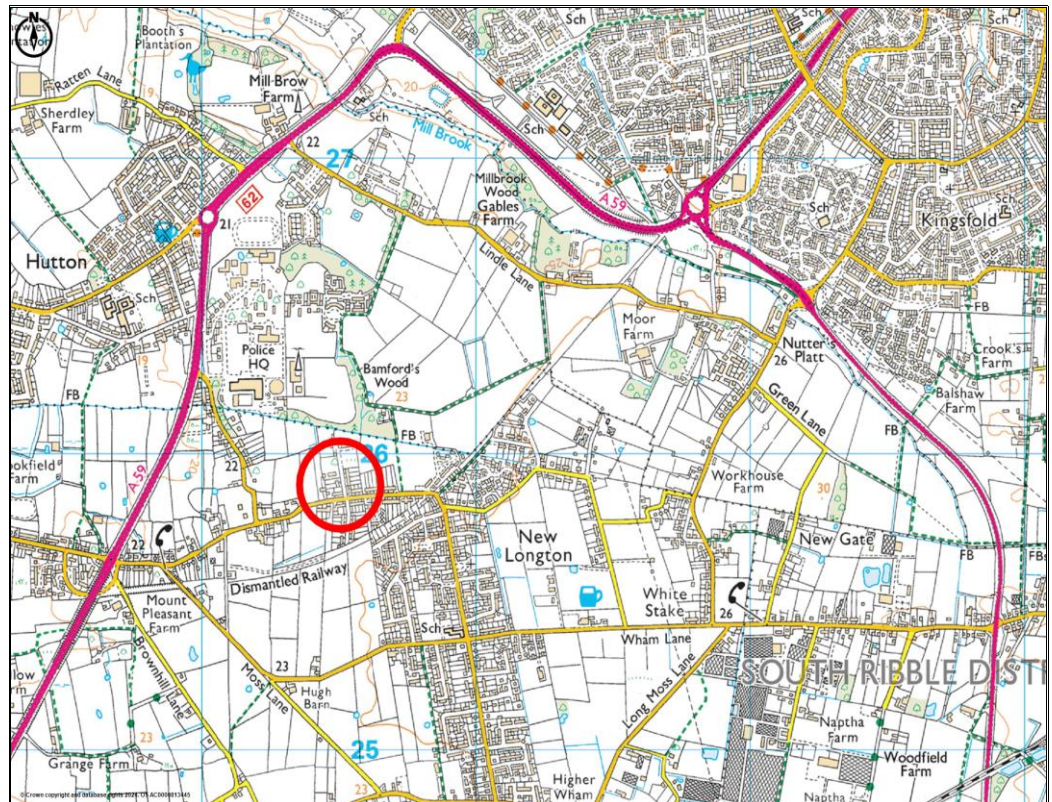
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The plot forms part of the grounds of a detached superior quality detached bungalow and is situated in a select and tranquil setting.

The plot provides the potential for erection of a high specification individual residence.

Location:



Tenure: The site will be sold Freehold and free from Chief Rent.

Services: It is understood mains gas, electricity and water supplies are available and there are drainage connections to the mains sewer. Interested parties should make their own enquiries.

Planning: Planning Permission in Principle was granted by South Ribble Borough Council on 19th October 2023 (App.No. 07/2023/00724/PIP) for one dwelling.

No designs indicating the type or style of property were submitted but the site would readily lend itself to a development with a 3 bedroom all ground floor bungalow or a 4 bedroom dormer bungalow.

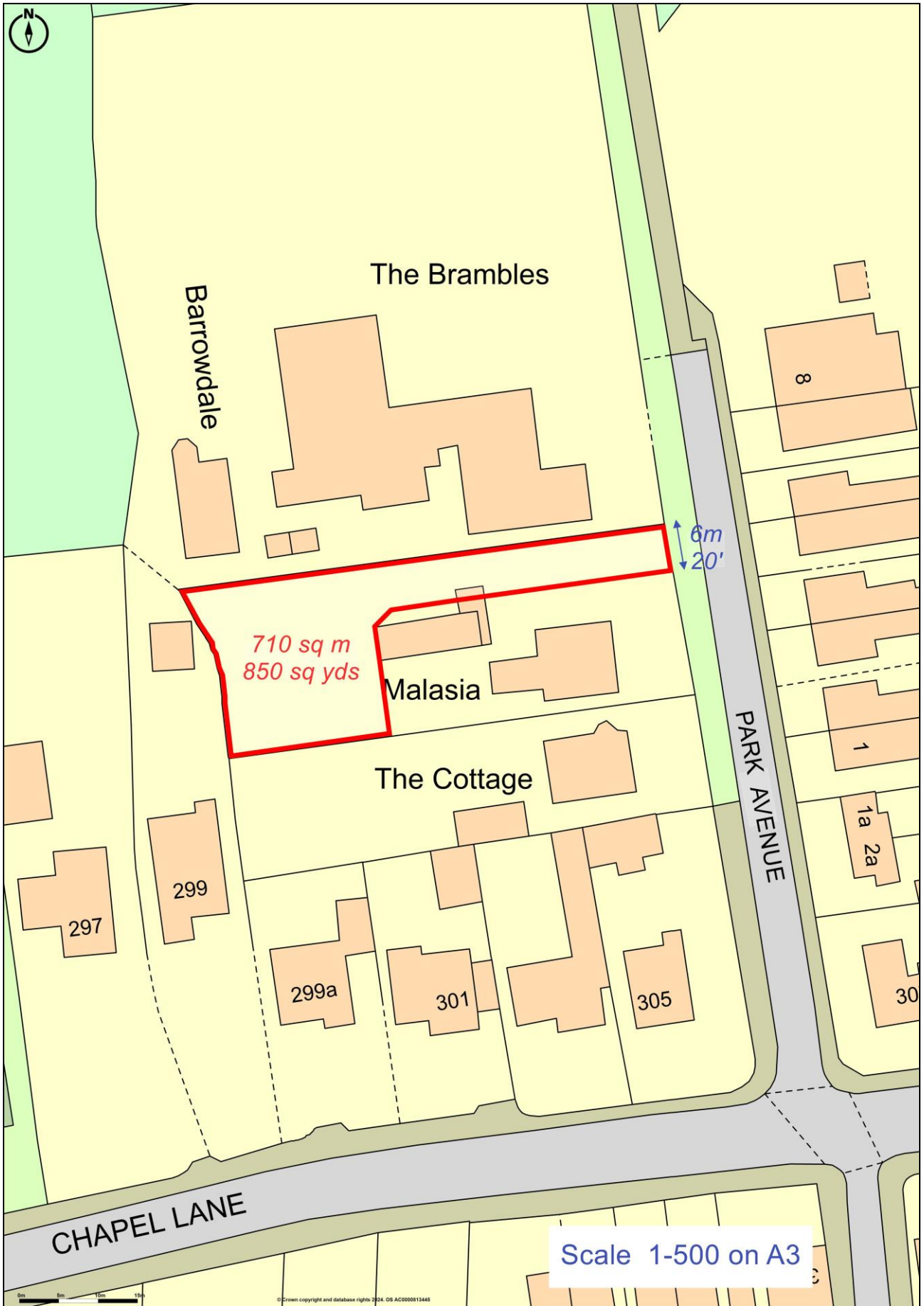
Further information on the Planning Consent can be obtained from South Ribble Borough Council's website www.southribble.gov.uk quoting the above Application number.

Road: Park Avenue is a private road but full rights of access will be granted.

View: By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Building Plot, forming part of Malasia, Park Avenue, New Longton, Preston, PR4 4AY



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