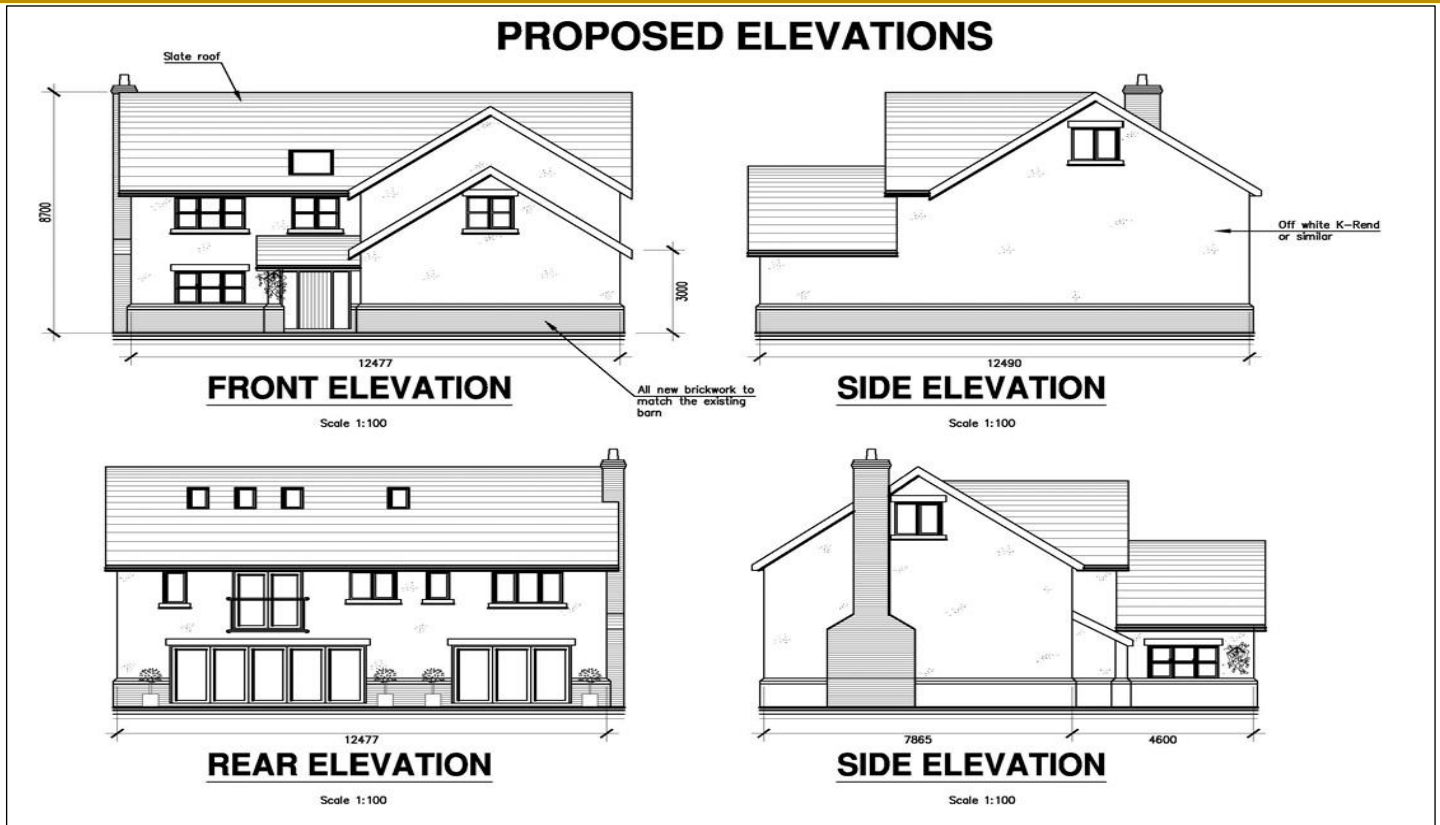


For Sale by Private Treaty

Building Plot at Cottam Hall Farm, Miller Lane,
Cottam, Preston PR4 0LS



P Wilson & Company
Chartered Surveyors



A substantial plot with full planning consent for the development of a single five bedroom detached dwelling with detached garage. The plot at Cottam Hall Farm is situated in a convenient yet private location, within the boundaries of Preston, with excellent links to Preston City Centre, the M55, M6 and Preston Railway Station.



t: 01772 882277

Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA
e: preston@pwcsurveyors.co.uk
www.pwcsurveyors.co.uk



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Location

Cottam Hall Farm is situated in the Cottam area of Preston. The plot is off Merrytrees Lane, close to Tom Benson Way, providing good access to Preston City Centre, the M55/M6 motorways, and Preston Railway Station, providing links to London, Manchester and Liverpool. The plot is located close to the Ancient Oak Public House, and enjoys convenient access to a number of public footpaths, walking routes etc.

The location of the building plot at Cottam Hall Farm is shown on the plan at the rear of these particulars. If navigating to the property using satnav, interested parties should use PR4 0NZ. If approaching the property from Tom Benson Way, proceed on Merrytrees Lane past the Ancient Oak Public House, then take the next left. If approaching the property from the west, proceed on Merrytrees Lane and turn right just before the Ancient Oak Public House.

Description

A generous building plot extending to approximately 0.06 hectares (0.15 acres) or thereabouts, with full planning consent for the erection of one detached dwelling, with detached garage. A copy of the planning consent (06/2023/0429), a non-material amendment (06/2023/0987), and a reduced copy of the architect's drawings are enclosed with these sales particulars. However, the approved dwelling provides the following accommodation:

Ground Floor

Hall, sitting room, open plan living area comprising kitchen, dining room and sitting area, utility room, pantry, playroom, study, WC.

First Floor

Landing, master bedroom with his/hers dressing rooms and ensuite bathroom, double bedroom with ensuite shower room, two further double bedrooms, family bathroom.

Second Floor

Landing, double bedroom, shower room and games room.

Externally the approved plans show garden areas to the front, side and rear of the house, with an area for parking and turning to the front/side, leading to a large detached garage.

Tenure

The property is offered freehold, with vacant possession on completion. Purchasers should make their own enquiries and assume that the plot will require all the relevant service connections.

Access

The property is sold with the benefit of a right of access, and to install services, for residential purposes over the land shaded yellow on the plan at the rear of these particulars.

The purchaser will be responsible for one third of the costs of improving the roadway shaded yellow on the plan at the rear of these particulars to the reasonable satisfaction of the vendor, and subsequently will be responsible for one third of the reasonable costs of maintaining the same (the other two thirds being paid by the owner of Cottam Hall Farm, and the owner of the adjacent residential barn conversion).

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to all existing rights of way, covenants, easements and wayleaves and the like.

Fencing

Within one month of completion, the purchaser will be required to erect fencing between points A, B, C and D shown for identification purposes only on the plan at the rear of these particulars. The specification of the fencing shall be subject to prior approval by the vendor. Such approval not to be unreasonably withheld or delayed.

Guide Price

£180,000.

Method of Sale & Enquiries

The subject property is offered for sale by private treaty. All enquiries should be directed to Edward Gammell or Leah Halik on 01772 882277. Email: edward.gammell@pwcsurveyors.co.uk/leah.halik@pwcsurveyors.co.uk.

Viewings

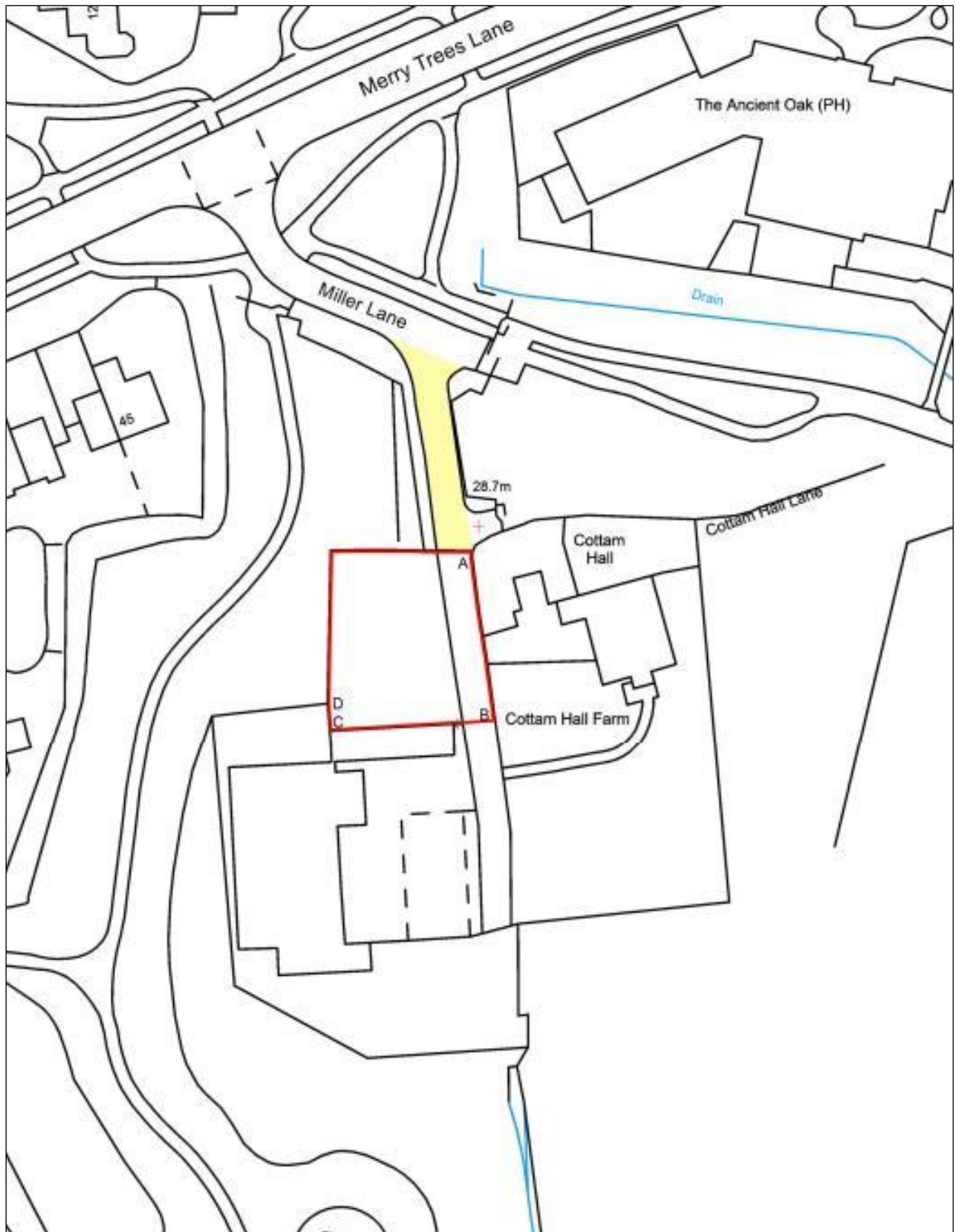
Viewings are strictly by appointment through the sole selling agent.

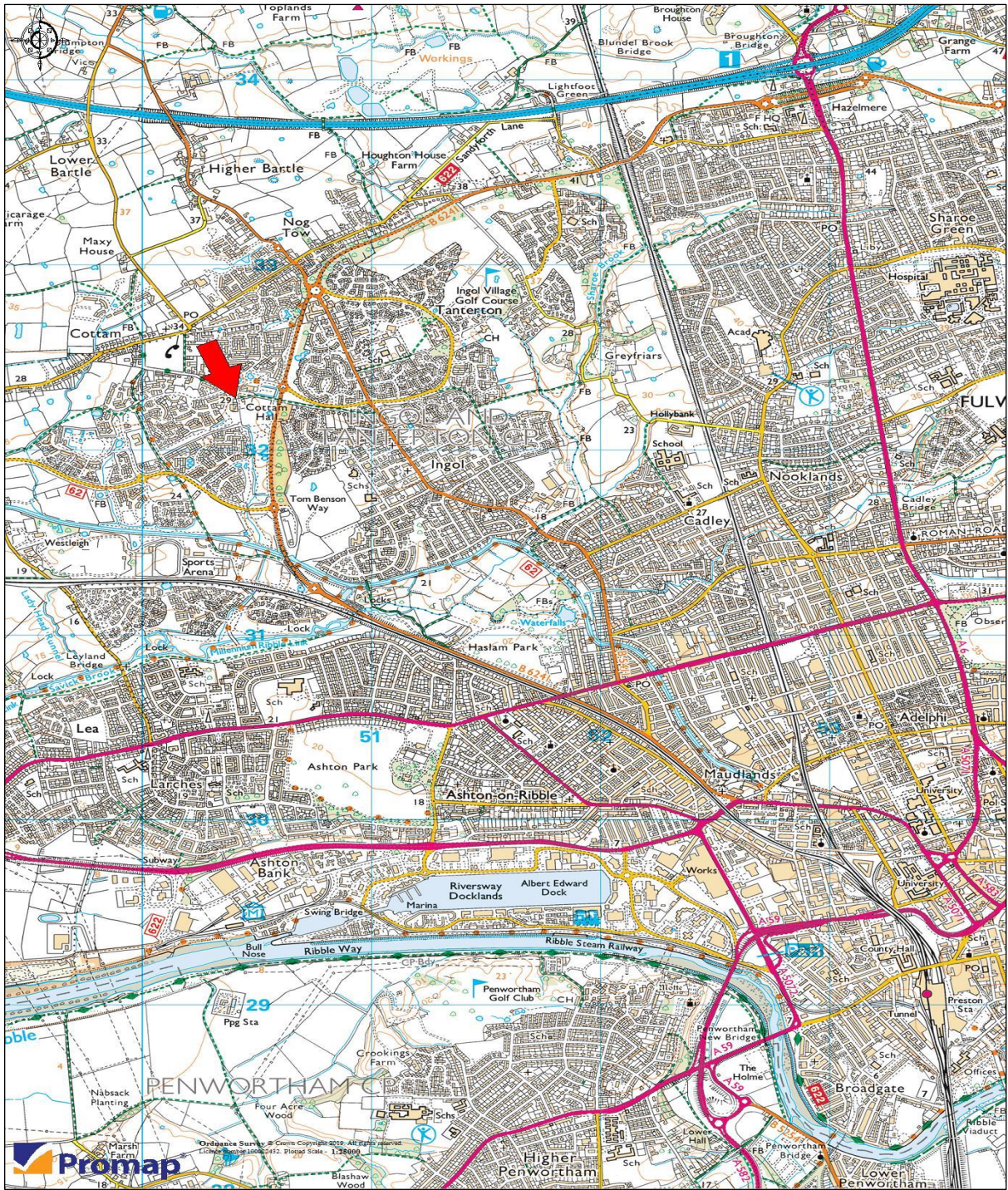
Health & Safety

Prospective purchasers are reminded that view the property at their own risk and that neither the vendor nor P Wilson & Company offer any warranty in respect of the safety of the land, and prospective purchasers should take all reasonable precautions when viewing the property.

Plans

All the plans included in these particulars, and attached thereto, have been reduced from their original size. Therefore, none are to scale and are for identification purposes only.





misrepresentations act 1967

consumer protection from unfair trading regulations 2008

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P Wilson & Company LLP for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- [b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- [c] No person in the employment of P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.
- [d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.