



For Sale by Private Treaty

Development opportunity  
comprising 5-7 building  
plots

Gregson Lane, Hoghton,  
PR5 0EF



P Wilson & Company  
Chartered Surveyors

**A village edge parcel of land extending to 0.259 hectares (0.64 acres) or thereabouts with planning consent (permission in principle) for 5-7 dwellings situated off Gregson Lane, Hoghton, PR5 0EF**

#### Location

The location of the land is shown on the location plan on the reverse of this sale brochure or can be located using postcode PR5 0EF or What3Words atlas.washable.enchanted.

The land occupies a rural position to the east of Gregson Lane on a quiet country lane yet is conveniently located for easy access to Preston City Centre (5 miles) and major road networks including Junction 3 of the M65 (5 miles), Junction 29 of the M6 (4 miles) and Junction 9 of the M61 (2.5 miles).

The land is well located for access to the railway station at Bamber Bridge (2.5 miles) and Preston (5 miles).

#### Description

The land is offered for sale with the benefit of planning approval (permission in principle) under the Town & Country Planning Order 2017 (as amended) (23/00280/PIP) allowed at Appeal (APP/D2320/W/23/3331978) on 2<sup>nd</sup> July 2024.

The permission in principle allows (subject to the submission and approval of a technical detail consent application) the development of a minimum of 5 no. dwellings and a maximum of 7no. dwellings on the land.

A copy of the permission in principle site plan and Appeal decision is enclosed with the sale brochure.

#### Boundaries

The boundaries of the land are shown edged red on the sale plan on the reverse of the sale brochure. The land is registered with the Land Registry under Title LA962102.

The vendor will reserve a strip of land between points A-B on the sale plan. Details of the strip to be agreed between the parties.

#### Tenure

The property is offered freehold with vacant possession on completion.

#### Access

The land adjoins road frontage onto Gregson Lane.

#### Method of Sale

Private treaty and as a whole.

#### Viewings and Health and Safety

The prospective purchaser may view the land on foot and without appointment as long as they do so in normal daylight hours. Prospective purchasers are respectively reminded that they should take all reasonable precautions and observe necessary health and safety procedures in doing so. The vendors for themselves and P Wilson & Company as their agents accept no liability for any health and safety issue arising out of the viewing of the property.

#### Guide Price

Offers in the region of £1 million pounds.

#### Enquiries

All enquiries should be direct to Robert Harrison at P Wilson & Company (rob.harrison@pwcsurveyors.co.uk).



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**Plans**

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