

For Sale by Private Treaty



P Wilson & Company
Chartered Surveyors

A Plot with full planning permission for the erection of a dwelling at Elston Lane, Elston, Grimsargh, Preston, Lancashire



The opportunity to acquire a substantial plot (0.145 hectares or thereabouts) with the benefit of full planning consent for the erection of a detached dwelling at Elston Lane, Elston, Grimsargh, Preston, Lancashire

The land includes an area of mature woodland plot bordering Tun Brook.



t: 01772 882277

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



Location & Directions

The plot is located off a quiet country lane (Elston Lane) in the village of Grimsargh, Preston. The plot offers prospective purchasers an opportunity to build their own home in a semi rural position yet with the benefit of convenient access to the village of Grimsargh and nearby Preston. The plot is conveniently located to public road and transport links.

The location offers the perfect blend of rural living and the convenience of easy access to the motorway network (M6/M61/M65) within 3 miles and the railway stations of Preston (6 miles). The situation of the property is more particularly shown on the location plan on the reverse of these sales particulars.

The location of the land is shown on the location plan on the reverse of this sales brochure or using What3Words – Station.obstinate.results

Description

A substantial plot with the benefit of full planning permission for the erection of a detached dwelling. Full planning permission was granted by Preston City Council on the 31st August 2023 under reference 06/2023/0602.

A copy of the Decision Notice and approved plans are attached to this sales brochure.

The planning permission permits the erection of a detached 4-bedroom dwelling offering approximately 218m² (2,350ft²) accommodation over two storey level. The approved dwelling is shown on the approved plan attached to this brochure.

The plot includes an area of mature broadleaf woodland bordering Tun Brook.

Boundaries

The boundaries of the land offered for sale is shown on the sale plan on the reverse of this sales brochure.

Tenure

The property is offered freehold with vacant possession. Land Registry Title Number: LAN251 506.

Access

Access is directly off the public highway (Elston Lane/Elston Green).

Rights of Way, Easement & Wayleaves

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

Method of Sale

Private treaty.

Guide Price

Offers are invited in the region of £300,000.

Viewings and Health and Safety

Viewings are strictly by prior appointment only and prospective purchasers should contact the selling agent to arrange a viewing of the property.

Health & Safety

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.

Enquiries

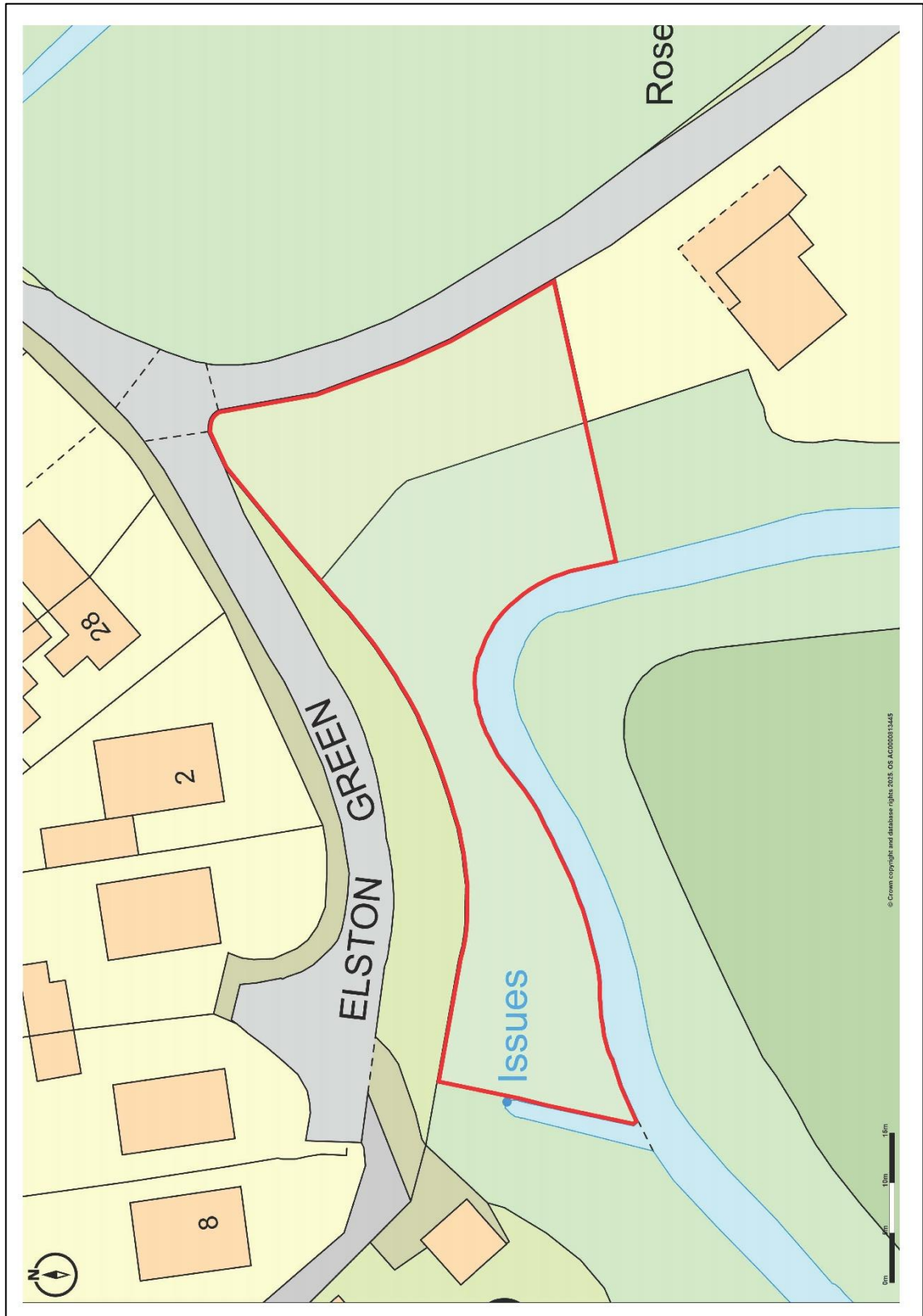
All enquiries should be direct to Robert Harrison at P Wilson & Company on 01772 882277 rob.harrison@pwcsurveyors.co.uk



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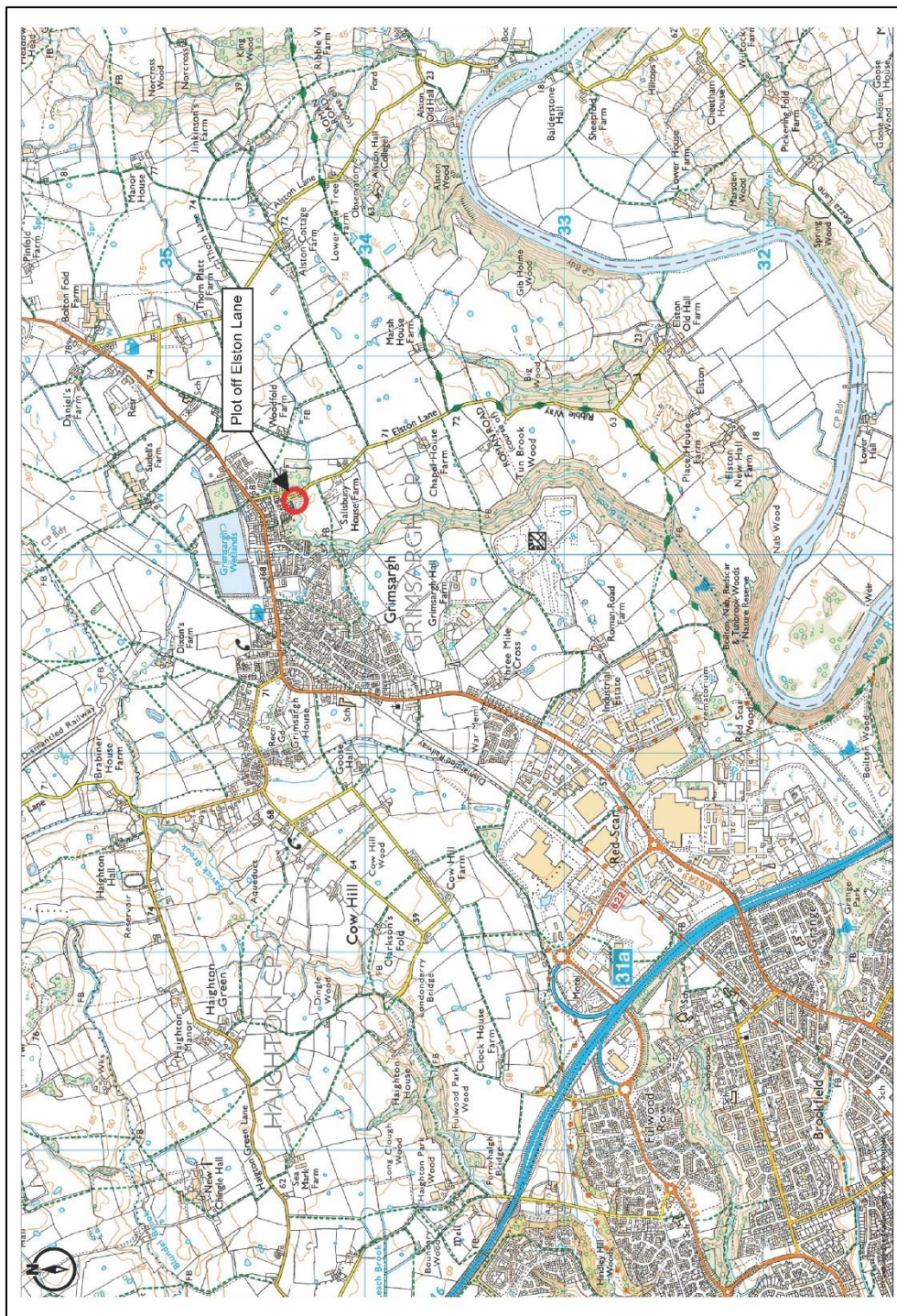




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misrepresentations act 1967

consumer protection from unfair trading regulations 2008

business protection from misleading advertising regulations 2008

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.



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PLANNING PERMISSION

Application no: **06/2023/0602**



Agent:

Peter Entwistle
PCE Designs Ltd
40 Queensway
Euxton
Chorley
PR7 6PW

Applicant:

Erin Livesey
14 Irongate
Bamber Bridge
Preston
PR5 6UY

Decision date: 31-Aug-2023

Valid date: 06-Jun-2023

Development proposed:

1no. dwelling

at:

Land to North of Rosemary Glen, Elston Lane, Preston, PR2 5LE

Preston City Council hereby give notice that **PERMISSION HAS BEEN GRANTED** for the carrying out of the above development in accordance with the application plans and documents listed below and subject to the following conditions:

1. The development hereby permitted shall only be implemented in accordance with the approved plans and supporting documentation. This approval relates to the following drawing numbers:

Location, Existing and Proposed Site Plan (dwg no. PCE-Kellett-February-2 - Site Plans)

Proposed Floor and Elevational Plans (dwg no. PCE-Kellett-February-23-planning)

Proposed Ground Levels (dwg no. PCE-Kellett-February-23-proposed levels)

Roof Plan (dwg no. PCE-Kellett-February-23-Roof Plan)

Tree Survey/Report produced by Westfield Tree Services received 26/05/2023

Proposed Planting Scheme (dwg no. PCE-Kellett-February-23- planting scheme)

Preliminary Ecological Appraisal Report (Ref: 81-080-R1-1) dated November 2022, produced by e3p

Note

For rights of appeal in respect of any conditions attached to the permission see the attached notes.

N. Somers

Assistant Director (Head of Development and Building Control)

Development & Housing Directorate
Preston City Council
Town Hall
Lancaster Road
Preston
PR1 2RL

2. The development hereby permitted must be begun not later than the expiry of three years beginning with the date of this permission.
3. The development, hereby approved, shall not commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

4. Prior to the first occupation of the development hereby approved, the provision for waste and recycling facilities shall be installed, made available for use and thereafter retained.
5. No building or use hereby permitted shall be occupied or use commenced until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the verge fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.
6. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.
7. The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment (Level 2 Scoping Risk Assessment - Ref: 2018-155) dated 02/01/2019 and produced by Flood Risk Consultancy Limited, and FRA Addendum dated January 2023 produced by Ark Environmental Consultancy Limited. The recommended mitigation measures as stated within the submitted FRA and Addendum shall be fully implemented prior to the first occupation of the development and subsequently in accordance with the timing/phasing arrangements embodied within the scheme.
8. The development hereby approved shall be carried out in accordance with the recommendations of the Tree Survey/Report produced by Westfield Tree Services submitted with the application. Tree Protection Measures shall be implemented before any works are carried out and retained during building operations and

furthermore, no evacuation, site works, trenches or channels shall be cut or laid or soil, waste or other materials deposited so as to cause damage or injury to the root structure of the trees or hedges.

9. If during development, contamination not previously identified by the Site Investigation Method Statement and Remediation Strategy is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out as approved. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met.
10. The development hereby approved shall be carried out in accordance with the recommendations and mitigation measures set out with the preliminary ecological appraisal report (Report Ref: 81-080-R1-1) dated 25/11/2022 and produced by e3p submitted with the application.
11. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.
12. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no building, engineering or other operations shall be carried out in, on, over or under the land the subject of this application at any time other than:
 - a) development in accordance with the application form and shown on the approved plans, or on any subsequently approved amending plans; and
 - b) the painting of the exterior woodwork of any building. (See informative on the withdrawal of permitted development rights).

The reasons for the conditions are:

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

3. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, both on and off site, details of which are required prior to the commencement of development in order to ensure the development is carried out in accordance with the agreed details, in accordance with Adopted Central Lancashire Core Strategy Policy 29 and the National Planning Policy Framework. Details are required prior to the commencement of development in order to ensure that the development is carried out in accordance with approved details during the construction and operational phases of development.
4. To ensure satisfactory provision for waste and recycling facilities is provided in accordance with the National Planning Policy for Waste.
5. In the interests of pedestrian, traffic and highway safety in accordance with Policy ST2 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
6. To prevent loose surface materials from being carried onto the public highway, thus causing a potential danger to other road users in accordance with Policy ST2 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
7. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding from blockages of existing culvert(s) and to the proposed development and future occupants, in accordance with Adopted Central Lancashire Core Strategy Policy 29 and the National Planning Policy Framework
8. To prevent damage to those existing trees, shrubs or hedges indicated on the approved drawings and approved landscape plans as remaining on completion of the development in accordance with Policy EN10 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
9. In order to identify all previous site uses, potential contaminants that might reasonably be expected given those uses, and the source of contamination, pathways and receptors; to enable a risk assessment to be undertaken, refinement of the conceptual model, and the development of a Method Statement and Remediation Strategy; to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site; to ensure that the potential effects of ground contamination are known about and adequately mitigated in accordance with the Policy EN7 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the National Planning Policy Framework.
10. To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies EN10 and EN11 of the adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies), the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2010.
11. To secure a satisfactory development in materials which are appropriate for the locality in accordance with Policy EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the guidelines of the Central Lancashire Supplementary Planning Document 5: Design Guide and the Residential Extensions and Alterations Supplementary Planning Document.

12. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.
13. Inappropriate development at the property would detract from its character and it is therefore essential that the Local Planning Authority retains control over future extensions, alterations and forms of enclosure in accordance with Policy 17 of the adopted Central Lancashire Core Strategy and Policies AD1(a) and EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

INFORMATIVE:

Compliance with paragraph 38 of the National Planning Policy Framework

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern within the application (as originally submitted) and negotiating acceptable amendments to the proposal with the applicant in order to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

You are advised that as of 30th September 2013, the Central Lancashire Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL applies to all applicable planning permissions granted on or after this date. The development has been assessed and it is the Council's view that it is CIL LIABLE. Full details are available on the CIL liability notice which you will receive within the next 10 working days of this decision notice. Further details are available on the Council's website www.preston.gov.uk/CIL

The applicant should be made aware that the access approved under the outline application this permission relates to requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council's Highway Services for further information. This can be done either by:

- Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
- telephoning Lancashire County Council on 0300 123 6780
- writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application number.

The applicant should be made aware that a water main crosses the application site. United Utilities will not allow building over or in close proximity to a water main. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. The applicant should contact United Utilities' Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus at DeveloperServicesWater@uuplc.co.uk. It is the applicant's responsibility to ensure that United Utilities' required access is provided within their layout and that their infrastructure is appropriately protected. The applicant would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

It is the applicant's responsibility to contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on the United Utilities website <http://www.unitedutilities.com/builders-developers.aspx>.

For example, planning permission is required for:

1. Any extension to the building, including a porch.
2. Rendering or painting brickwork or stonework.
3. Making new window or door openings, altering existing openings, altering the style of windows or doors, or fitting windows or doors made of a different material.
4. Erecting any building within the garden such as a garage, greenhouse or garden shed.
5. Erecting a wall, fence or gate within or around the garden.
6. Provision of a hardstanding e.g. construction of a driveway, patio or decking.

Planning applications for such works are exempt from planning application fees and are free of charge.

Planning permission is not required for:

1. Planting of a hedge, trees or shrubs.
2. Siting of garden furniture and minor engineering operations within a garden area e.g. rockeries, garden paths, play equipment.
3. Any internal alterations to the building, unless it is a listed building.
4. Demolition of the building, or part thereof, or of outbuildings, unless the building is listed or within a conservation area (permission will be required however for reinstatement works if a building is partially demolished).
5. Painting of woodwork, doors, window frames etc.

For further details on the decision and the reasons for granting planning permission please see the application report which can be viewed on the Council's website

www.preston.gov.uk/planningsearch

APPEAL PROCEDURE FOR PUBLIC INQUIRES

Appellants seeking an inquiry are asked to give the Planning Inspectorate and Local Planning Authority at least 10 days' notice that they intend to submit an inquiry appeal.

Appellants should send an email to the Local Planning Authority's email devcon@preston.gov.uk and also to the Planning Inspectorate's email inquiryappeals@planninginspectorate.gov.uk at least 10 working days before submitting a planning appeal they wish to follow the inquiry procedure.

In the notification, appellants should include:

- Appellant name
- The Local Planning Authority that the appeal will be against
- Reason for appeal
- Site address
- Description of development
- Planning application number
- Likely submission date of appeal
- Proposed duration of inquiry in days

A template can be found at:

<https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>

For clarity, this only applies to planning appeals that follow the inquiry procedure.



Preston
City Council

NOTE:

Appeals to The Secretary Of State

Planning Applications

You have the right to appeal against the Local Planning Authority's refusal of planning permission or grant of permission subject to conditions. You may appeal to the Secretary of State for Levelling Up, Housing and Communities under Section 78 of the Town and Country Planning Act 1990. For further information on how to make an appeal please visit the Planning Portal website

www.planningportal.co.uk

If you want to appeal, then you must do so within six months of the date of the enclosed notice. Please note, only the applicant possesses the right to appeal.

If your application is for a minor commercial development (shop front), you must appeal within 12 weeks.

If your application is for a householder development, you must appeal within 12 weeks.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions which it imposed.

The Secretary of State has the power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction by him.

Purchase Notices

Planning Applications

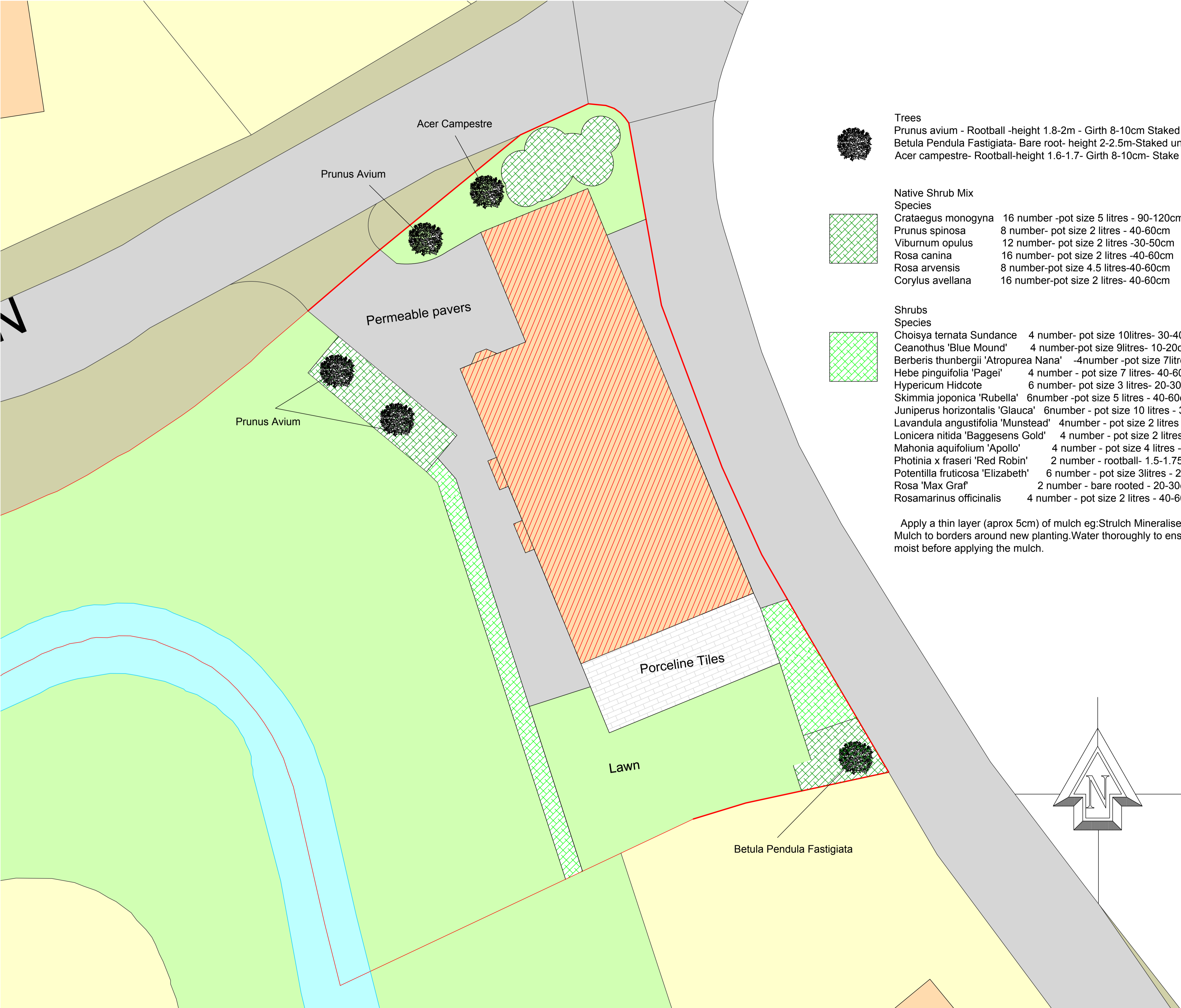
If either the local planning authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the City Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Other Permissions

This notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw, order, or regulation. Separate applications may be needed for such other approvals as may be required e.g., Planning Permission, Approval of Reserved Matters, Listed Building Consent, Express Consent to Display Advertisements, Building Regulations, etc.

Please visit the Council's website for further information.




Trees
Prunus avium - Rootball -height 1.8-2m - Girth 8-10cm Staked until established
Betula Pendula Fastigiata- Bare root- height 2-2.5m-Staked until established
Acer campestre- Rootball-height 1.6-1.7- Girth 8-10cm- Stake until established

Native Shrub Mix
Species
Crataegus monogyna 16 number -pot size 5 litres - 90-120cm
Prunus spinosa 8 number- pot size 2 litres - 40-60cm
Viburnum opulus 12 number- pot size 2 litres -30-50cm
Rosa canina 16 number- pot size 2 litres -40-60cm
Rosa arvensis 8 number-pot size 4.5 litres-40-60cm
Corylus avellana 16 number-pot size 2 litres- 40-60cm

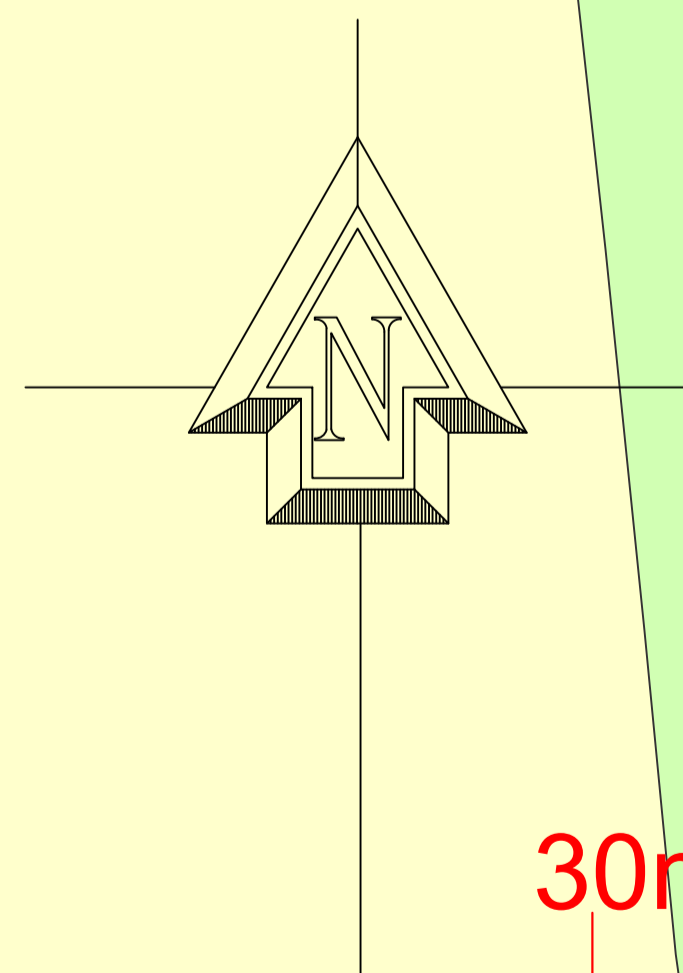
Shrubs
Species
Choisya ternata Sundance 4 number- pot size 10litres- 30-40cm
Ceanothus 'Blue Mound' 4 number-pot size 9litres- 10-20cm
Berberis thunbergii 'Atropurea Nana' -4number -pot size 7litres- 40-60cm
Hebe pinguifolia 'Pagei' 4 number - pot size 7 litres- 40-60cm
Hypericum Hidcote 6 number- pot size 3 litres- 20-30cm
Skimmia japonica 'Rubella' 6number -pot size 5 litres - 40-60cm
Juniperus horizontalis 'Glaucia' 6number - pot size 10 litres - 30-40cm
Lavandula angustifolia 'Munstead' 4number - pot size 2 litres - 12-15cm
Lonicera nitida 'Baggesens Gold' 4 number - pot size 2 litres - 15-20cm
Mahonia aquifolium 'Apollo' 4 number - pot size 4 litres - 20-40cm
Photinia x fraseri 'Red Robin' 2 number - rootball- 1.5-1.75m
Potentilla fruticosa 'Elizabeth' 6 number - pot size 3litres - 20-30cm
Rosa 'Max Graf' 2 number - bare rooted - 20-30cm
Rosamarinus officinalis 4 number - pot size 2 litres - 40-60cm

Apply a thin layer (aprox 5cm) of mulch eg:Strulch Mineralised Straw Garden
Mulch to borders around new planting.Water thoroughly to ensure the soil is
moist before applying the mulch.

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Proposed new dwelling at : | |
| Rosemary Glen Elston Lane Preston PR2 5LE | |
| <small>PARTY WALL ACT 1996 Any Person carrying out works affecting party walls, or involving excavations for foundations adjacent to a party wall, should serve a notice on all adjoining owners before work commences. If a adjoining neighbour is concerned about the works, you are advised to engage the services of a private surveyor to act on your behalf in the formal procedures or agreements which are now required by the above act. Failure to comply with the act may result in the adjoining owner taking civil action against you. Please inform the adjoining neighbours of the forthcoming works at your earliest convenience. Party Wall Agreement to be arranged by client.</small> | |
| CLIENT: | Erin Livesey |
| CONTRACT No: | PCE-Kellett-January-22 |
| DATE: | 28th February 2023 |
| SCALE: | 1:500, 1:1250 @ A1 |
| DWG No: | PCE-Kellett-February-23- planting scheme |
| L.A: | Preston City Council |
| AMENDMENTS: | 26/06/2023 |
| DATE: | |
|  PCE DESIGNS LTD | |
| 40 Queensway Euxton Chorley Lancashire PR7 6PW www.pcedesigns.co.uk info@pcedesigns.co.uk pcedesigns@aol.com 01257 233850: Office 07515878823: Mobile | |

Sewage Works (disused)

Issues



0m

10m

30m

50m

Proposed new dwelling at :

**Rosemary Glen
Elston Lane
Preston
PR2 5LE**

PARTY WALL ACT 1996

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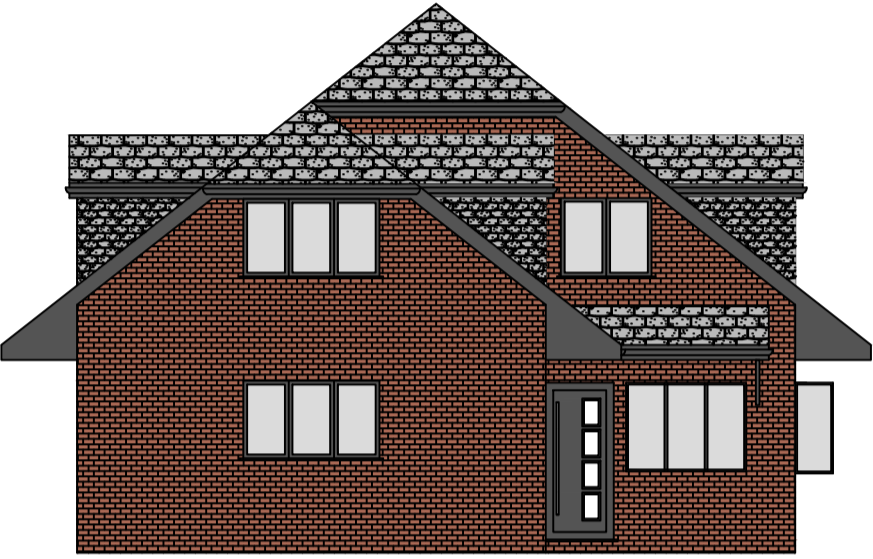
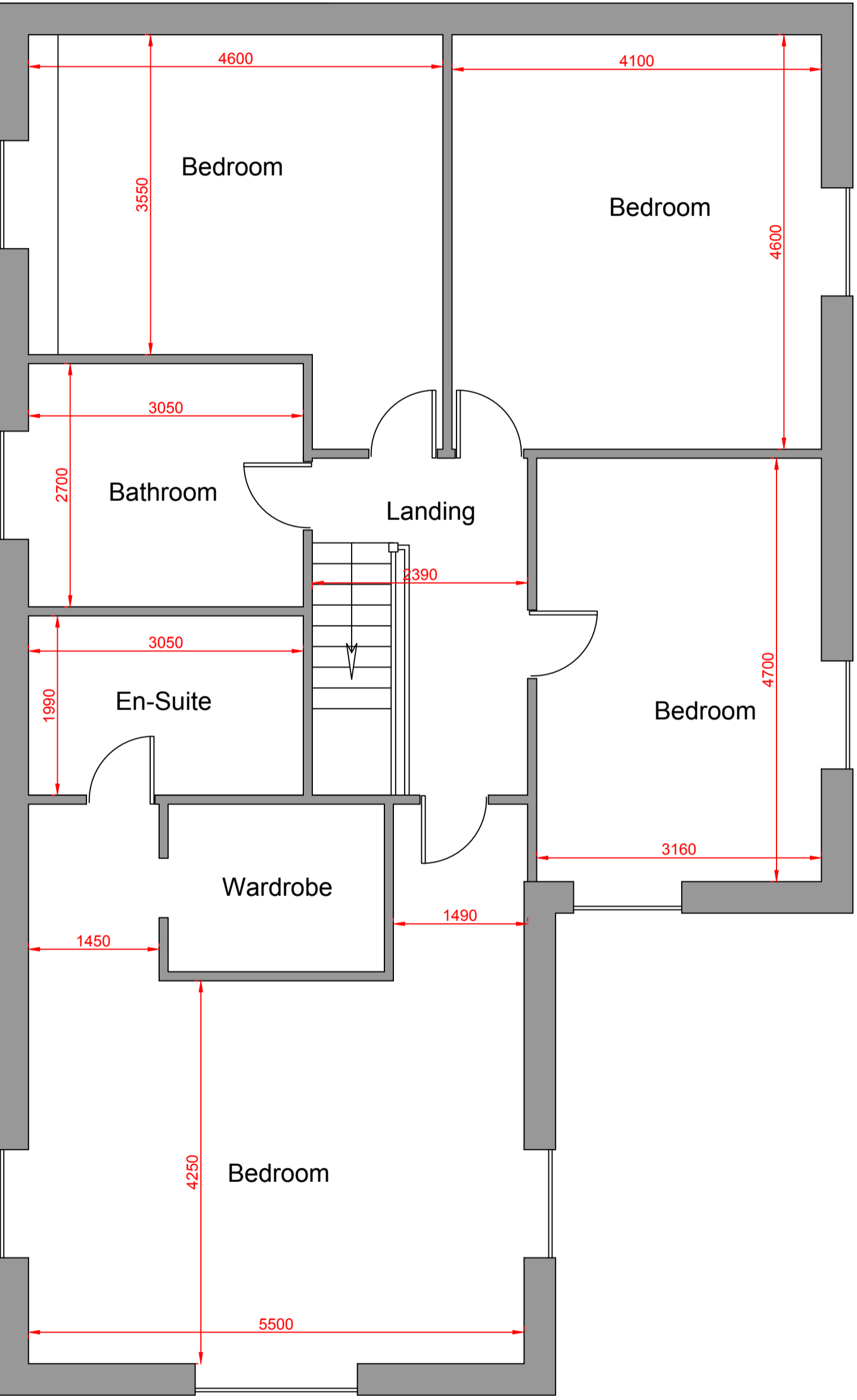
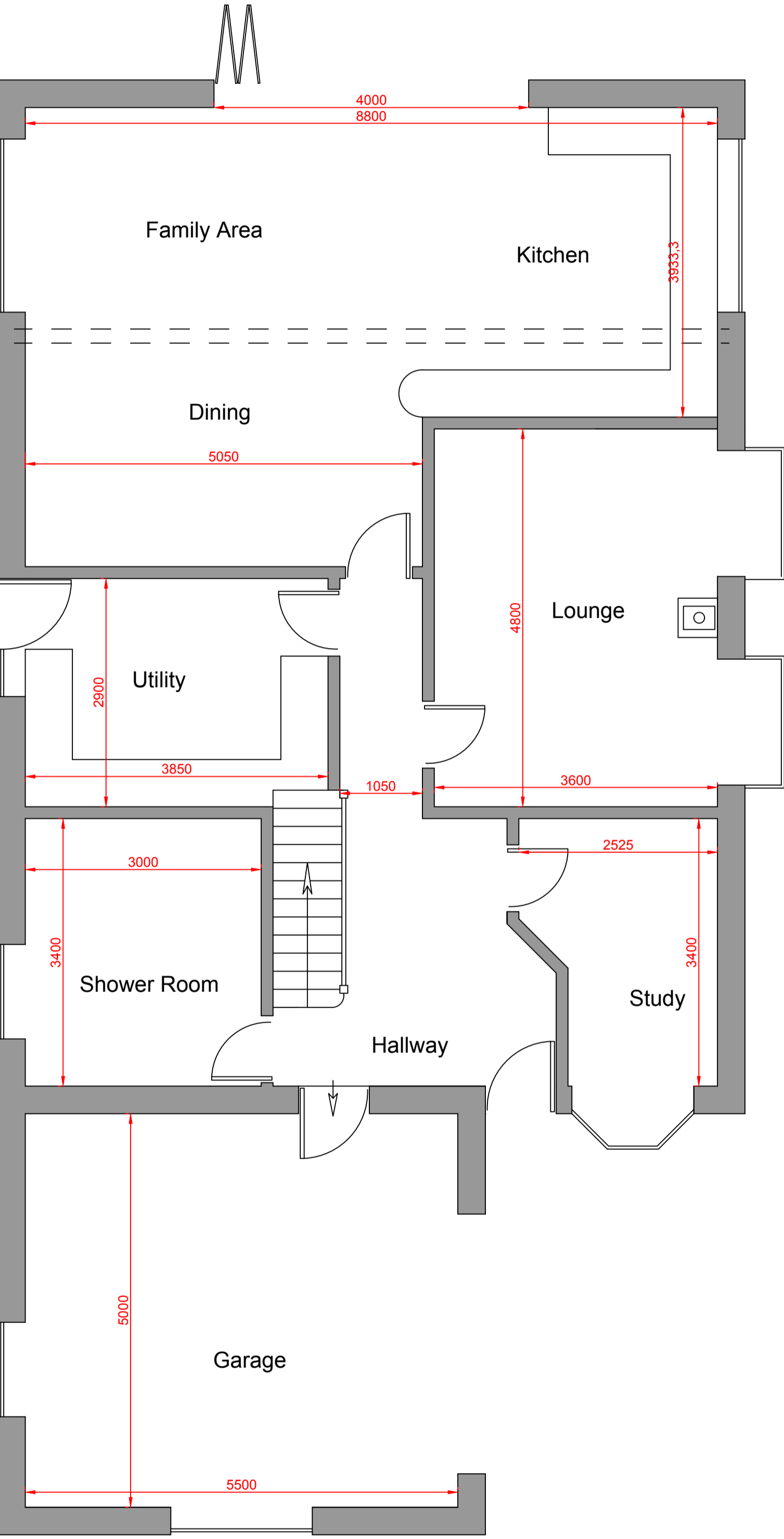
Party Wall Agreement to be arranged by client.

| | | |
|--------------|------------------------------------------|-------|
| CLIENT: | Erin Livesey | |
| CONTRACT No: | PCE-Kellett-January-22 | |
| DATE: | 28th February 2023 | |
| SCALE: | 1:200 @ A1 | |
| DWG No: | PCE-Kellett-February-23- proposed levels | |
| L.A: | Preston City Council | |
| AMENDMENTS: | Revised May 23 | DATE: |

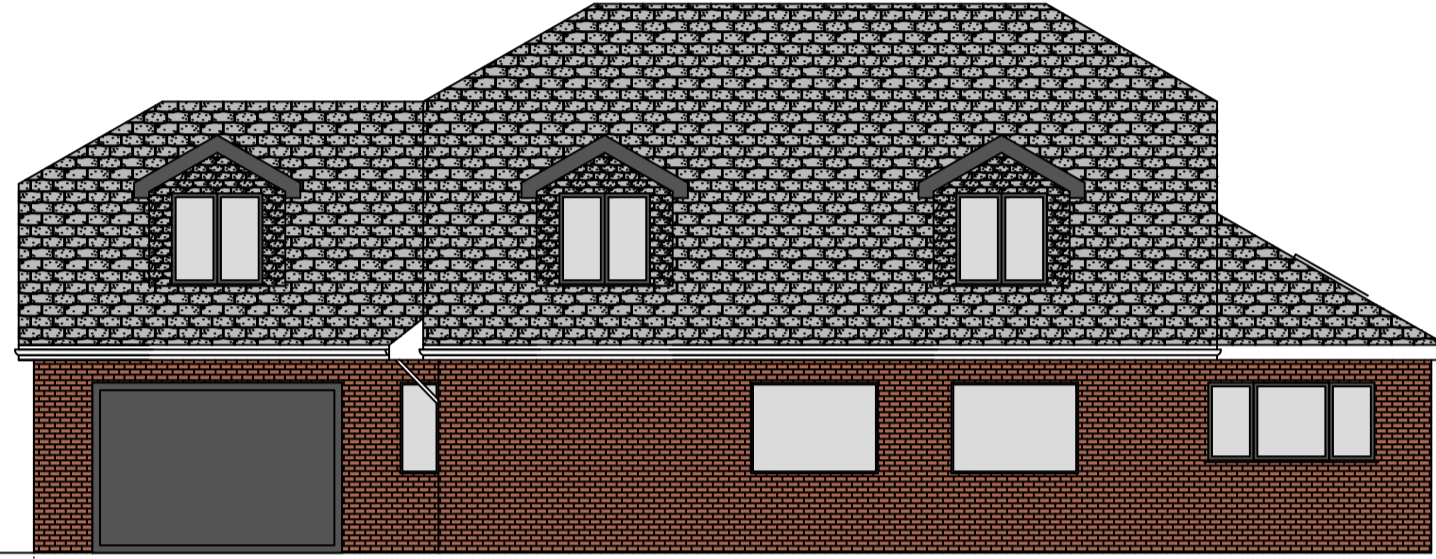


**40 Queensway
Euxton
Chorley
Lancashire
PR7 6PW
www.pcedesigns.co.uk
info@pcedesigns.co.uk
pcedesigns@aol.com
01257 233850: Office
07515878823: Mobile**

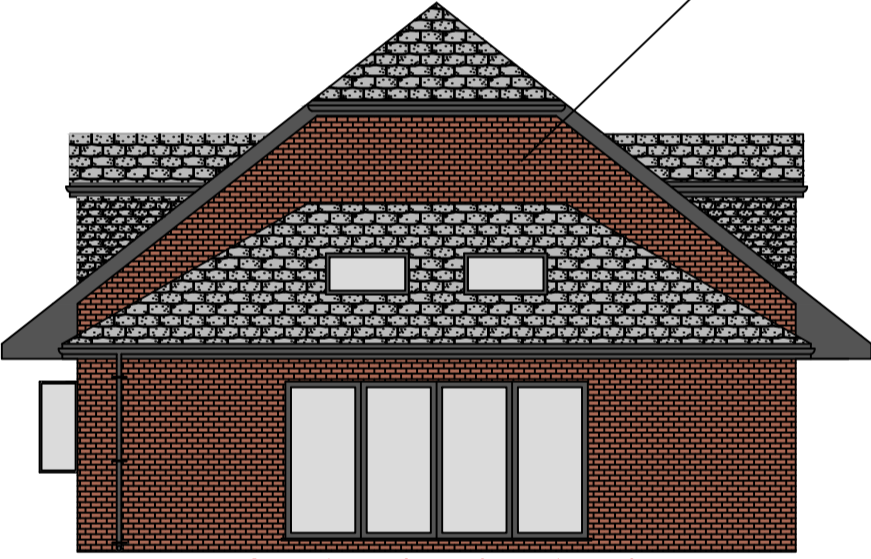
PCE DESIGNS LTD



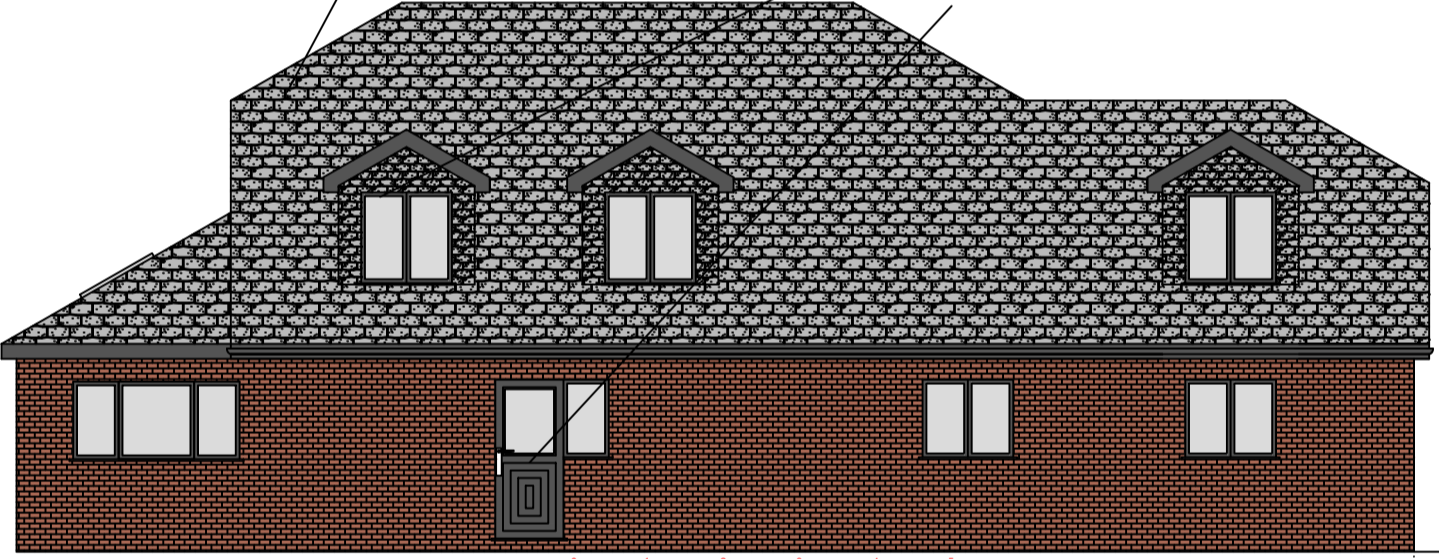
Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation

MBS Prewar
weathered common
bricks

Ashmore Smooth Grey tiles

UPVc windows
and doors in Black

Proposed new dwelling at :

**Rosemary Glen
Elston Lane
Preston
PR2 5LE**

PARTY WALL ACT 1996
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| DATE: | 28th February 2023 |
| SCALE: | 1:50, 1:100 @ A1 |
| DWG No: | PCE-Kellett-February-23-planning |
| L.A: | Preston City Council |
| AMENDMENTS: | Amended 21/03/23 |
| DATE: | |



PCE DESIGNS LTD

**40 Queensway
Euxton
Chorley
Lancashire
PR7 6PW**
www.pcedesigns.co.uk
info@pcedesigns.co.uk
pcedesigns@aol.com
01257 233850: Office
07515878823: Mobile

0m 1m 2m 3m 4m 5m

Proposed Ground Floor Layout

0m 1m 2m 3m 4m 5m

Proposed First Floor Layout