



For Sale by Private Treaty

Plot with Planning Consent for up to 3 dwellings at Liverpool Road, Hutton, Preston



P Wilson & Company
Chartered Surveyors

A Parcel of land extending to 0.10 hectares (0.25 acres) or thereabouts situated between the villages of Hutton and Longton with planning consent (Permission in Principle) for the erection of up to 3 dwellings.

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 PR4 5HB or What3Words – escape.verbs.aware.

The land occupies a convenient semi rural position offering road frontage on Liverpool Road between the villages of Hutton and Longton. The land offered is conveniently located for easy access to Preston City Centre (5 miles) and the A59 (Liverpool Road) linking Preston and Liverpool.

The plot offered for sale is well located for access to the railway stations at Preston (5 miles) and Croston (7.5 miles).

Description

The land is offered for sale with the benefit of planning approval (Permission in Principle) under the Town & Country Planning Order 2016 (as amended) under reference 07/2024/00791/PIP granted by South Ribble Borough Council on the 20th November 2024.

Permission in Principle allows (subject to the submission of the approval of the technical detail consent application) the development of up to 3 dwellings within the land offered for sale.

This provides the opportunity for prospective purchasers to develop a single dwelling or up to 3 dwellings within the plot offered for sale.

A copy of the Permission in Principle decision along with the site plan is enclosed with this sale brochure. Additional land may be available by separate negotiation.

Boundaries

The boundaries of the land are shown edged red on the sale plan on the reverse of the sale brochure. The land offered for sale forms part of Land Registry Title LA747979.

Rights of Way/Easement/Wayleave

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

In particular the overhead line which crosses the land offered for sale.

Tenure

The tenure of the land is leasehold. The term of the leasehold is 999 years from the 1st June 1994. The freehold is held by Lancashire County Council.

Access

The land offered for sale adjoins road frontage onto Liverpool Road.

Method of Sale

Private treaty.

Guide Price

Offers in the region of £300,000.

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.

Enquiries

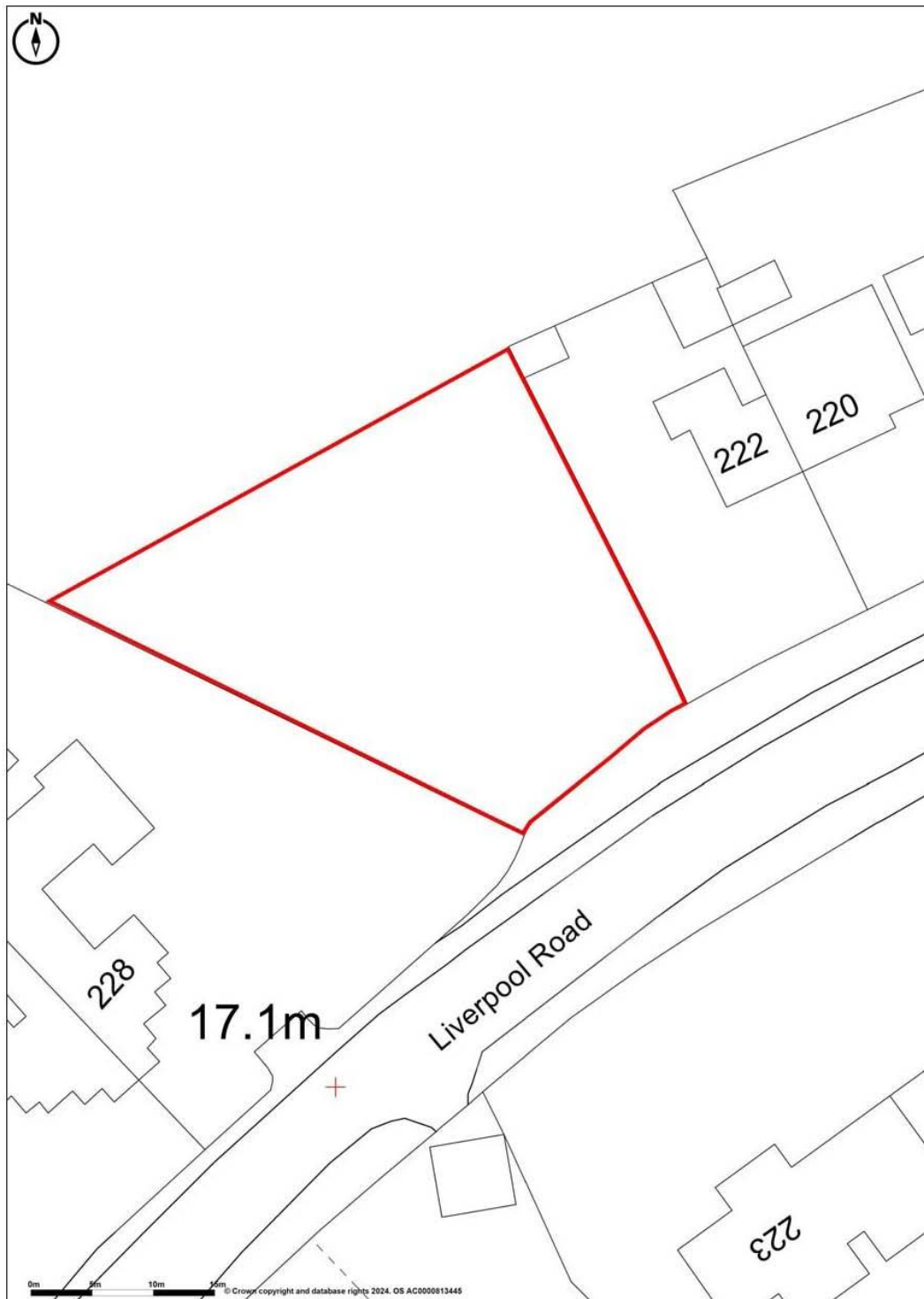
All enquiries should be direct to Robert Harrison at P Wilson & Company (rob.harrison@pwcsurveyors.co.uk).



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Plans

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