

For Sale by Private Treaty

**Building Plot at Darkinson Lane, Lea
Preston PR4 0RJ**



P Wilson & Company
Chartered Surveyors



A Parcel of land extending to 0.30 hectares (0.74 acres) or thereabouts situated within the village of Lea close to Preston, with planning consent (Permission in Principle) for the erection of one dwelling house.



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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 0RJ or What3Words – video.rubble.wishes

The land occupies a convenient rural position offering road frontage on Darkinson Lane, Lea. The land offered is conveniently located for easy access to Preston City Centre (6.5 miles) and surrounding motorway links providing excellent links for commuters and such like.

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 06/2025/0374/PIP granted by Preston City Council on the 25th March 2025.

Permission in Principle allows (subject to the submission of the approval of the technical detail consent application) the development of up to 1 dwelling within the land offered for sale. This provides the opportunity for prospective purchasers to develop a substantial size family home within the plot offered for sale.

Boundaries

The boundaries of the land are shown edged red on the sale plan on the reverse of the sale brochure.

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.

Prospective purchasers are to be aware the Site is crossed by an underground United Utilities sewer/pipeline, which is illustrated on the red edge plan on the reverse of the sale brochure. (In blue)

Tenure

The land is sold Freehold with vacant possession.

Access

The land offered for sale adjoins road frontage onto Darkinson Lane, Lea and is accessed via a gate.

Method of Sale

The land is offered for sale by private treaty.

Guide Price

Offers in excess of £325,000.

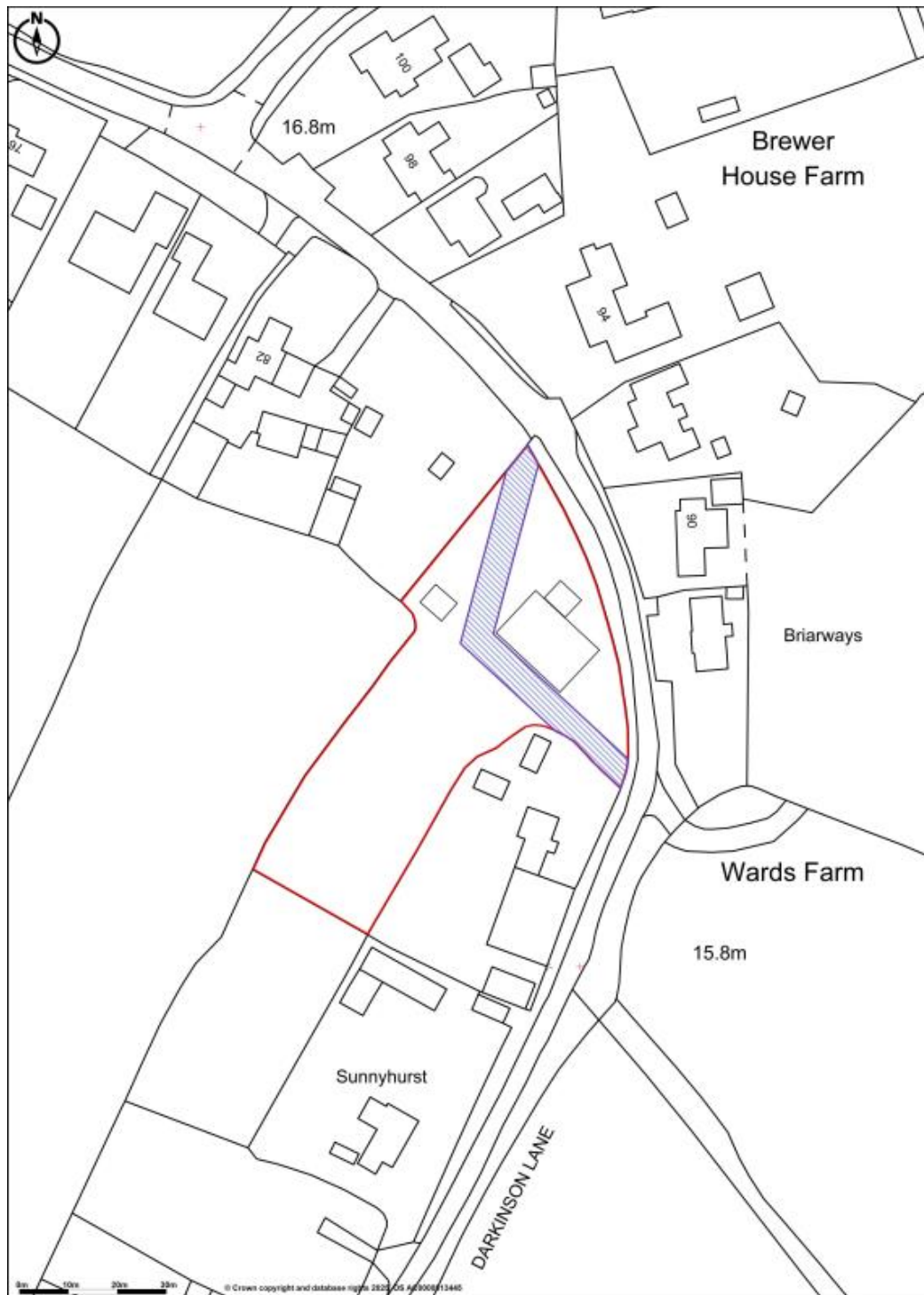
Viewings and Health and Safety

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 Leah Halik at P Wilson & Company leah.halik@pwcsurveyors.co.uk





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[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

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