

For Sale by Private Treaty

**Building Plot: Land to the rear of
280 Tag Lane, Ingol, Preston PR2 3UY**



P Wilson & Company
Chartered Surveyors



A plot extending to 0.52 acres (0.21 hectares) or thereabouts situated within the popular area of Ingol in the suburb of Preston, with planning consent (Permission in Principle) for the erection of up to 6 dwellings.



UKLAND and
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Location

The location of the land is shown on the plan edged red on the reverse of this sale brochure or can be located using the postcode PR2 3UY.

The land offered is conveniently located for easy access to Preston City Centre (4 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 06/2024/0077/PIP granted by Preston City Council on the 22nd February 2024.

Permission in Principle allows (subject to the submission of the approval of the technical detail consent application) the development of up to 6 dwellings within the land offered for sale. This provides the opportunity for prospective purchasers to develop residential dwellings 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, for identification purposes only.

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.

Additional Information

Please note there may also be an option to purchase the two properties that front the plot, by separate negotiation.

Tenure

The land is sold Freehold with vacant possession.

Access

The land offered for sale is accessed via a drive next to 280 Tag Lane.

Method of Sale

The land is offered for sale by private treaty.

Guide Price

Offers in excess of £400,000.

Viewings and Health and Safety

All viewings must be accompanied and arranged through the sole selling agent, as the land is located to the rear of a residential property.

Enquiries

All enquiries should be direct to Leah Halik at P Wilson & Company leah.halik@pwcsurveyors.co.uk

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Plotted Scale - 1:1250. Paper Size - A4



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Plans

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