

For Sale by Private Treaty

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



P Wilson & Company
Chartered Surveyors



A plot extending to 0.096 acres (0.038 hectares) or thereabouts situated within the popular area of Ingol in the suburb of Preston, with full planning consent for the erection of one dwelling with a detached garage.



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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 3TY.

The land offered is conveniently located at the end of a quiet cul-de-sac and provides 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 under the Town & Country Planning Order 2016 (as amended) under reference 06/2024/1304 granted by Preston City Council on the 5th August 2025.

The planning permission provides perspective purchasers with the opportunity to build a beautiful family home with a detached garage, 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.

Tenure

The land is sold Freehold with vacant possession.

Access

The plot will benefit from private access off the quiet cul-de-sac, Briar Grove.

Method of Sale

The land is offered for sale by private treaty.

Guide Price

Offers in excess of £125,000

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 or Scarlett Flood.

leah.halik@pwcsurveyors.co.uk

scarlett.flood@pwcsurveyors.co.uk

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Plans

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