

FOR SALE

Potential Building Plot adjacent to St Oswald's Vicarage
Lancaster Road, Knott-end-on-Sea, FY6 0DU



- Potential building plot for a detached three/four bedroomed house
 - Plot Area 930 m² / 0.22 acres
- Positive Pre-App Opinion received from Planning Authority
 - Plot frontage to Lancaster Road = 25 metres
 - Total Plot Depth – 58 metres
- Located between the Vicarage and St Oswald's Church – attractive mature residential suburb
 - An increasingly popular residential village style environment
- Offers invited over £100,000 – subject to purchaser obtaining Planning Consent

SITUATION AND DESCRIPTION

A rare opportunity to acquire a plot for individual dream home development within a popular and convenient Over Wyre location between Preesall and Knott End.

Attractive mature wooded environment.

Equally convenient for Preston, Lancaster, Blackpool and other North West employment centres.

LOCATION

Lancaster Road, the B5270 connects Knott-end-on-Sea with Preesall and can be approached from the A588 from Hambleton to the south – via Shard Bridge or from the east via Stakepool/Lancaster/Nateby and Garstang.

GENERAL INFORMATION

It is believed that water, electricity, gas and drainage connections are all readily available in Lancaster Road, however purchasers should make their own detailed enquiries of these statutory undertakers.

Planning

A copy of the positive Pre-App Application Advice is attached including separate highways advice from Lancashire County Council.

Tenure

The plot is understood to be freehold.

Offers

Offers to be submitted on the attached Form of Offer, conditional on planning consent being obtained will be acceptable.

Viewing

At any reasonable time.

Vacant Possession on Completion



View of building plot from rear looking towards Lancaster Road.



View from Lancaster Road across the plot.



View from Lancaster Road across the plot.



View from Lancaster Road across the plot.

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.

Ref: S.433/RBP/sps/Feb 2020

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