





Arnold & Phillips are delighted to bring to market this unique development opportunity comprising a 0.61 acre site with outline planning permission for 4 detached houses.

These exclusive properties will be accessed via a private drive with each having off road parking facilities, large rear gardens, and expansive views over open fields to the front. Kingshaven Drive is situated at the southern edge of Penwortham, a thriving suburb of Preston with its many cafes, bars & locally owned shops.

Therefore Penwortham is very well placed geographically, a park & ride train station is only 1.6 miles away at Lostock Hall and access to the motorway network is approximately 2.5 miles away at Bamber Bridge. All the necessary local amenities such as doctors surgeries, pharmacies, dentists and supermarkets are available within Penwortham itself, even more choice in terms of city centre shopping and nightlife etc is found in Preston which is very easily accessible from this site.

Leisure opportunities are also in abundance in this area with the well-regarded Worden Park and Longton nature reserve both within 10 minutes of the site. There is a primary school within half a mile from the site which is rated good at its most recent OFSTED inspection and Hutton Grammar School is approximately 2.5 miles away.

Looking further afield, Manchester is around 40 mins journey whilst the Lake District is around an hour away.



### KEY FEATURES

0.61 Acre Site

Outline Planning  
Permission for Four  
Detached Houses

Private Drive

Garage

Parking

Expansive Views

Popular Location

