



Garstang Road, Barton, Preston

Guide Price £450,000

Ben Rose Estate Agents are delighted to bring to market a unique opportunity to acquire circa 0.6 acres of land, just off the popular Garstang Rd. This would be ideal for local developers or keen house builders to own a highly sought after plot.

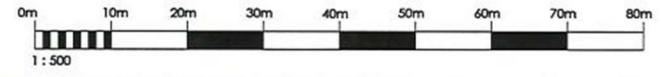
Location-wise, you're in a paradise within reach of nature's beauty in the Lake District, gastronomic delights in Lytham St Annes, and quality education institutions like Kirkham Grammar School. Plus, it's a gateway to London, Edinburgh, and Glasgow via direct train links, with easy access to the M6 and M55 motorways.

The land has previously had planning permission for a stunning detached property (see CGI photos for reference).

For more information on this incredible opportunity, please contact our Leyland office.



3D View 4



Proposed illustrative site plan
1 : 500

A 05/27/21 ELC Drawing reduced to 6000sq.ft.
Rev. Date by Description

PRELIMINARY A2

Client:
FISHWICK

Project:
PRESTON ROAD
BARTON

Drawing Title:
PROPOSED SITE PLAN

Drawn:
GO
Job No:
20-013

Checked:
PM

Scale:
1 : 500
Drawing No:
PP-SP-03

Date:
05/28/21
Rev:
A

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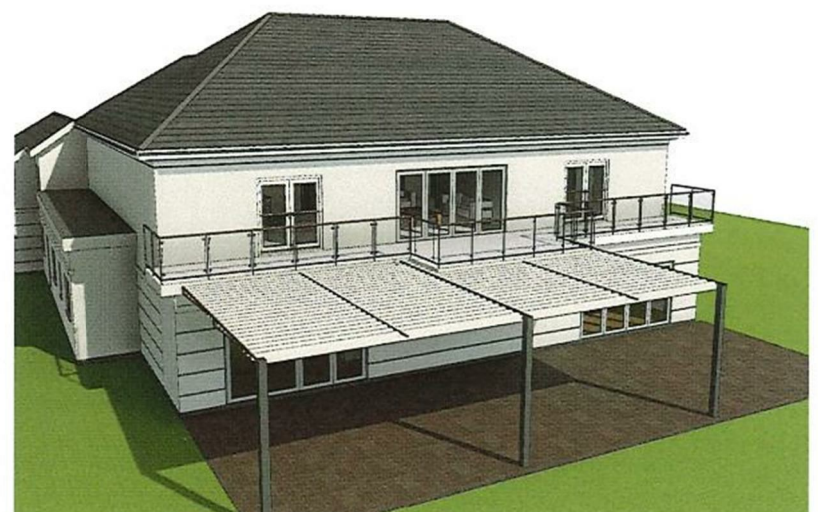
Front elevation
1 : 100



3D View 1



3D View 2



3D View 3

A 05/27/21 ELC Drawing reduced to 6000sq.ft.
Rev. Date by Description

PRELIMINARY A2

Client:
FISHWICK

Project:
PRESTON ROAD
BARTON

Drawing Title:
PROPOSED SKETCH VISUALS

Drawn:
GO
Job No:
20-013


Checked:
PM

Scale:
1 : 100
Drawing No:
PP-VIS-02

Date:
05/27/21
Rev:
A

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	