

# GUILDHALL

SALES & LETTINGS



## Moss Lane

Hesketh Bank, Preston, PR4 6AB

Offers Over £400,000



**\*\*APPROX 1.25 ACRES OF LAND WITH PREVIOUS PLANNING PERMISSION FOR A 5 BED DETACHED HOME AND DOUBLE GARAGE - SUBJECT TO RE APPROVAL \*\***

Guildhall Sales and Lettings are delighted to present this exciting opportunity to acquire a plot of land extending to approximately 1.25 acres, Previously granted planning permission for a five-bedroom detached residence with a double garage (now subject to re - approval), this plot offers fantastic potential to create a dream home or highly desirable investment project.

With generous proportions and excellent scope for development, this site is not to be missed.

For further information or to arrange a viewing, please call the team on 01772 769999.

**\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\***



### Area Map



### Floor Plans



### Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.