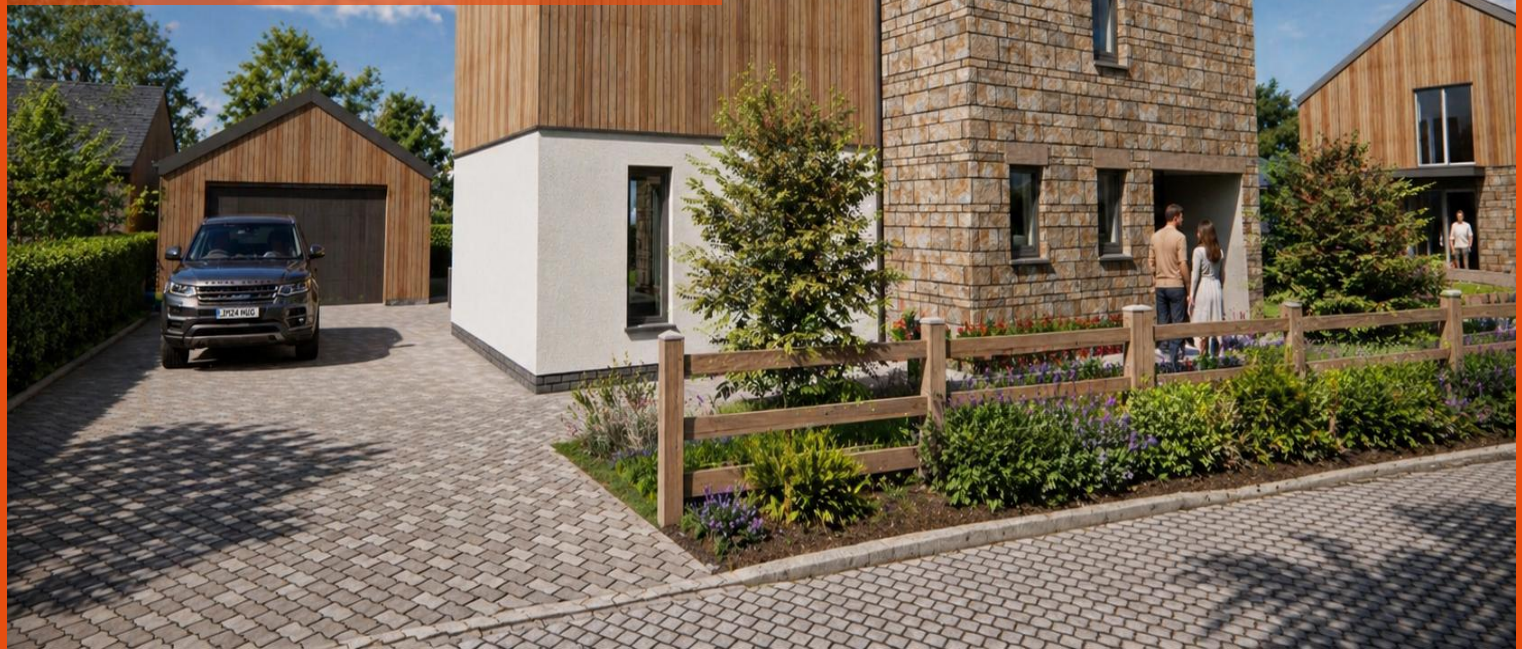


FOR SALE

£160,000 Offers in region of
165 Sq M



PLOT 5 - RESIDENTIAL SERVICED BUILDING PLOT WITH PLANNING PERMISSION SUBMITTED, OVER KELLET

- Fully serviced residential building plot
- Planning Submitted for detached residence
- Attractive north and west-facing aspects
- Contemporary architectural design approved
- Bespoke self-build opportunity available

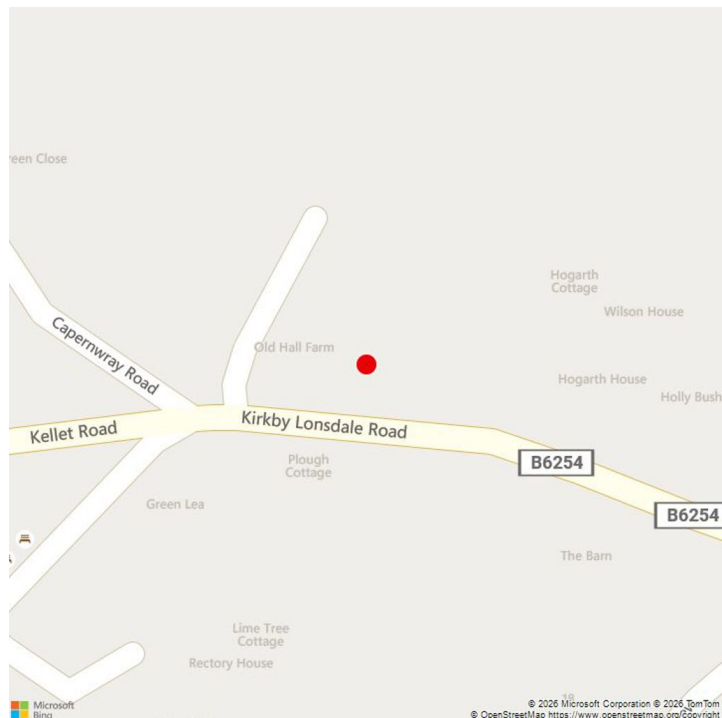


PLOT 5 LAND AT OLD HALL FARM, OVER KELLET, CARNFORTH, LANCASHIRE, LA6 1DA

Location

The land is situated within the desirable village of Over Kellet, a well-regarded rural location in Lancashire known for its strong community feel and attractive surroundings. The area has seen recent residential development, blending modern housing with traditional properties, creating a balanced and appealing village environment. The site benefits from pleasant outlooks, including views towards the surrounding fells, enhancing its desirability for residential development.

Overall, the location offers a combination of rural charm and modern living, making it particularly attractive for developers or purchasers seeking a high-quality village setting.



Description

An exceptional opportunity to acquire a fully serviced residential building plot with full planning permission submitted for an impressive contemporary detached residence extending to approximately 165.5m. Positioned between an existing dwelling and Plot 6, this desirable plot enjoys attractive north and west-facing aspects, creating a superb setting for a high-quality bespoke home within this exclusive development.

The scheme presents an ideal opportunity for self-build purchasers, developers, or lifestyle buyers seeking to create a striking modern home tailored to their own specification in a sought-after location.

Accommodation

Designed with both style and practicality in mind, the dwelling combines natural local stonework, smooth light grey render, vertical larch cladding, and a blue/black natural slate roof with integrated photovoltaic panels, creating a sophisticated contemporary finish. Extensive glazing and modern dark grey detailing further enhance the architectural appeal.

Subject to any necessary planning approvals, purchasers may have the flexibility to adapt selected external materials or detailing, while the internal layout and specification offer complete scope for personalisation, allowing buyers to create a truly bespoke home finished to their exact standards.

Ground Floor - 84.5m

First Floor - 81.0m

Total - 165.5m

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email:

info@fwcommercial.co.uk

Damien Finnigan

07891299276

damien@fwcommercial.co.uk

PLOT 5 LAND AT OLD HALL FARM, OVER
KELLET, CARNFORTH, LANCASHIRE, LA6 1DA

Accommodation

	Sq M	Sq Ft
Total Floor Area	165.5	1,781
TOTAL	165	1,776

Services

Fully Serviced Site, Mains Gas, Electric, Drainage, Water

EPC

Not required

VAT

All prices quoted are exclusive of VAT but may be liable to VAT.
Land not registered for VAT.



Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Fisher Wrathall Commercial has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Fisher Wrathall Commercial have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.