



Newgate Lane, Whitestake, Preston

Offers Over £549,995

FINAL PLOT REMAINING. OTHER PLOTS SOLD PRIOR TO MARKETING!

Ben Rose Estate Agents are delighted to present to market an exceptionally rare opportunity to acquire Plot 2 at this exclusive gated development of just three executive self-build residences. Set within approximately 1.25 acres of private grounds, this remarkable offering provides purchasers with the chance to create one of the area's most prestigious contemporary homes, with full planning permission already secured and the extensive groundwork completed. With Plots 1 and 3 already sold, this is now the final opportunity to become part of this highly sought-after development.

The approved plans showcase a truly breathtaking contemporary masterpiece extending to approximately 7,500 sq.ft., or 8,300 sq.ft. including the stunning internal courtyard. The CGI imagery illustrates the calibre of home that can be created, blending natural stone elevations with dramatic glazing and cutting-edge architectural design. At its heart, the property has been thoughtfully arranged around a spectacular internal courtyard, flooding the accommodation with natural light whilst creating a seamless connection between the indoor and outdoor living spaces.

The approved accommodation has been designed with modern family living and luxury entertaining firmly in mind. The plans comprise six generous double bedrooms, each benefitting from its own private dressing room, luxurious en-suite bathroom and access to a balcony, creating six individual sanctuary-style suites. The principal living accommodation offers vast open-plan spaces alongside more intimate reception areas, providing exceptional flexibility for growing families and those who love to host. The impressive leisure facilities include a private indoor swimming pool, gymnasium and sauna, delivering a lifestyle experience rarely found in residential homes.

Practicality has been considered just as carefully as the aesthetics. The development benefits from a double garage, while the infrastructure required to commence the build has already been put in place. The plot includes a three-phase electricity supply, mains water connection, gigabit-ready internet provision and private road works, allowing purchasers to focus purely on bringing this extraordinary vision to life. In addition, discounts are already in place for Building Control and Build Warranty, significantly reducing both the complexity and cost often associated with self-build projects.

Sustainability and future-proofing have also been incorporated into the approved design, with plans including an air source heat pump complemented by solar panel integration, together with a water treatment plant design for foul drainage and an underground attenuation system for surface water management. Every element has been carefully considered to create a home that is as efficient and environmentally conscious as it is visually striking.

With Planning Reference: 07/2026/00265/FUL (South Ribble) already approved, this truly is a ready made, self-build opportunity. The countless hours involved in securing planning permission, arranging utilities and preparing the site have all been completed on your behalf.

Quite simply, you can turn up and build.

For those seeking an unrivalled opportunity to create an architectural statement home within an exclusive gated setting, with only one plot now remaining, Plot 2 represents a once-in-a-generation chance that should not be missed.





BCAE ARCHITECTS

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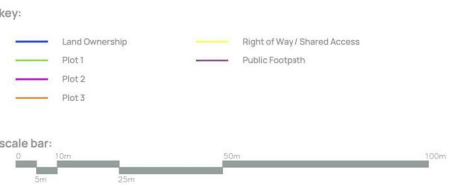
Land Registry Plan - Plot 2
Scale 1:1250

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- notes:
1. Drawings are based on survey data and may not accurately represent what is physically present.
 2. All dimensions to be site verified by the contractor before proceeding.
 3. All dimensions are in millimeters unless noted otherwise. Only work from written dimensions.
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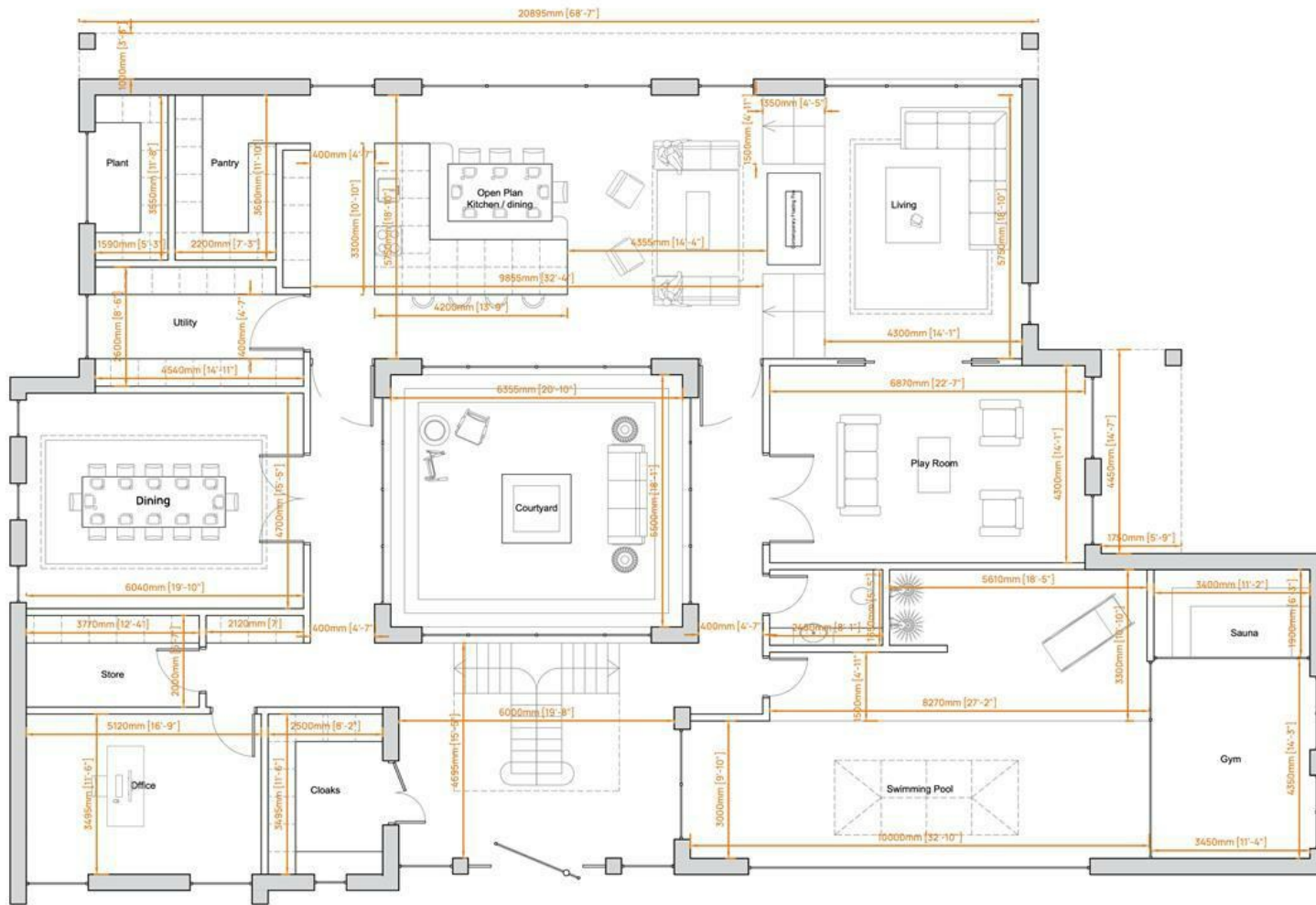
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project north:
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client:	Ben Tuson	title:	Land Registry Plan Plot 2	drawing no.:	
project:	Newgate Farm Newgate Lane, Whitestake, Lancashire, PR4 4JU	drawn by:	BC		
stage:	Land Registry	approved by:	BC		
revision:	--	date:	March 2026		
		job no.:	173.26		
		scale:	1:1250@A3		

Land Registry LR02
#RIBA arb



Plot 2
Proposed Plan - Ground Floor
Scale 1:100



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revisions:

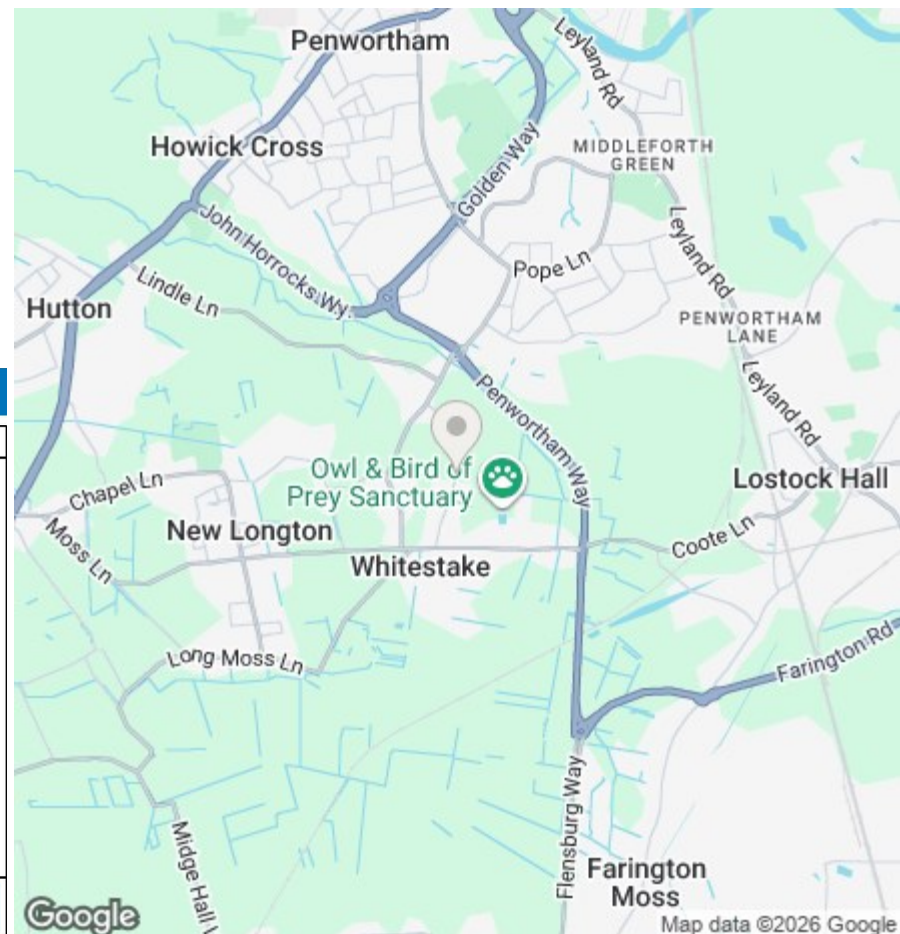
no.	date	description	by
1	2025-03-26	Preparatory issue	



client:	Ben Tuson	title:	Proposed Ground Floor Plan Plot 2
project:	Newgate Farm Newgate Lane, Whitestake, Lancashire, PR14 4JU	drawn by:	BC
stage:	Planning	approved by:	BC
revision:	--	date:	March 2026
		job no.:	173.26
		scale:	1:100@A3

drawing no. **Planning PL130**
RIBA

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

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