PETER E GILKES & COMPANY
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DEVELOPMENT LAND
adjacent to
148 HIGHER WALTON ROAD
WALTON-LE-DALE
PRESTON
PR5 4HR



Price: £335,000

- 0.29 acres (0.117 hectares)
- Open southerly aspects to rear
- Suitable for six superior semi-detached or three detached residences
- Exemption from BNG

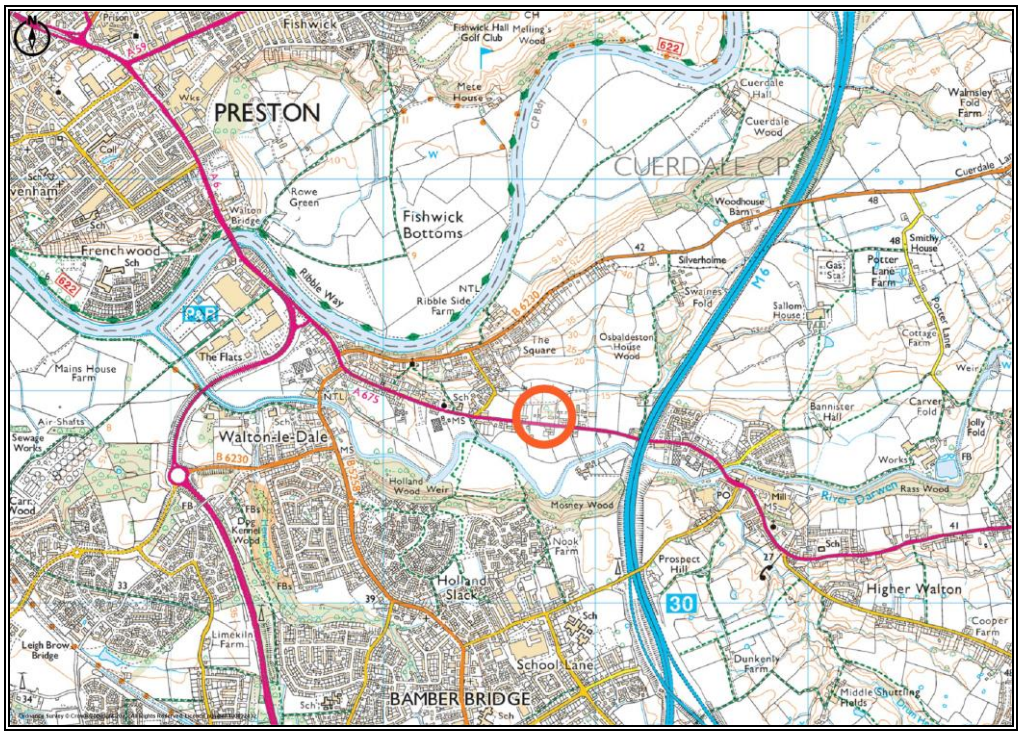
Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

Description: The land is the side garden/orchard of the adjacent residence which forms part of mixed ribbon development amid semi-rural surroundings washed over as Green Belt.

It enjoys an attractive, panoramic, southerly rear aspect stretching across the river valley to mature woodland beyond.

The site provides potential for development with saleable semi-detached houses or three detached houses.

Location: The location is convenient for local amenities with easy access into Preston City Centre and the intersections onto the M6, M61 and M65 motorways are all within minutes driving distance.



Tenure: The site will be sold Freehold and free from Chief Rent.

Services: It is understood mains electricity, gas and water supplies are available as is drainage to the main sewer but purchasers are advised to make their own enquiries.

Planning: Planning Permission in Principle for the erection of up to six houses was granted by South Ribble Borough Council on 8th September 2026 (App. No. 07/2026/00595/PIP).

Outline Planning Permission for three detached houses was granted on the 27th September 2023 (App. No. 07/2023/00634/OUT).

As the site is less than 0.2 hectares it is exempt from Biodiversity Net Gain (BNG).

Further information on the Planning Consent can be obtained from South Ribble Borough Council's website www.southribble.gov.uk quoting the above Application number.

Access: Access can be taken directly from the Highway, Higher Walton Road.

To View: By appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.





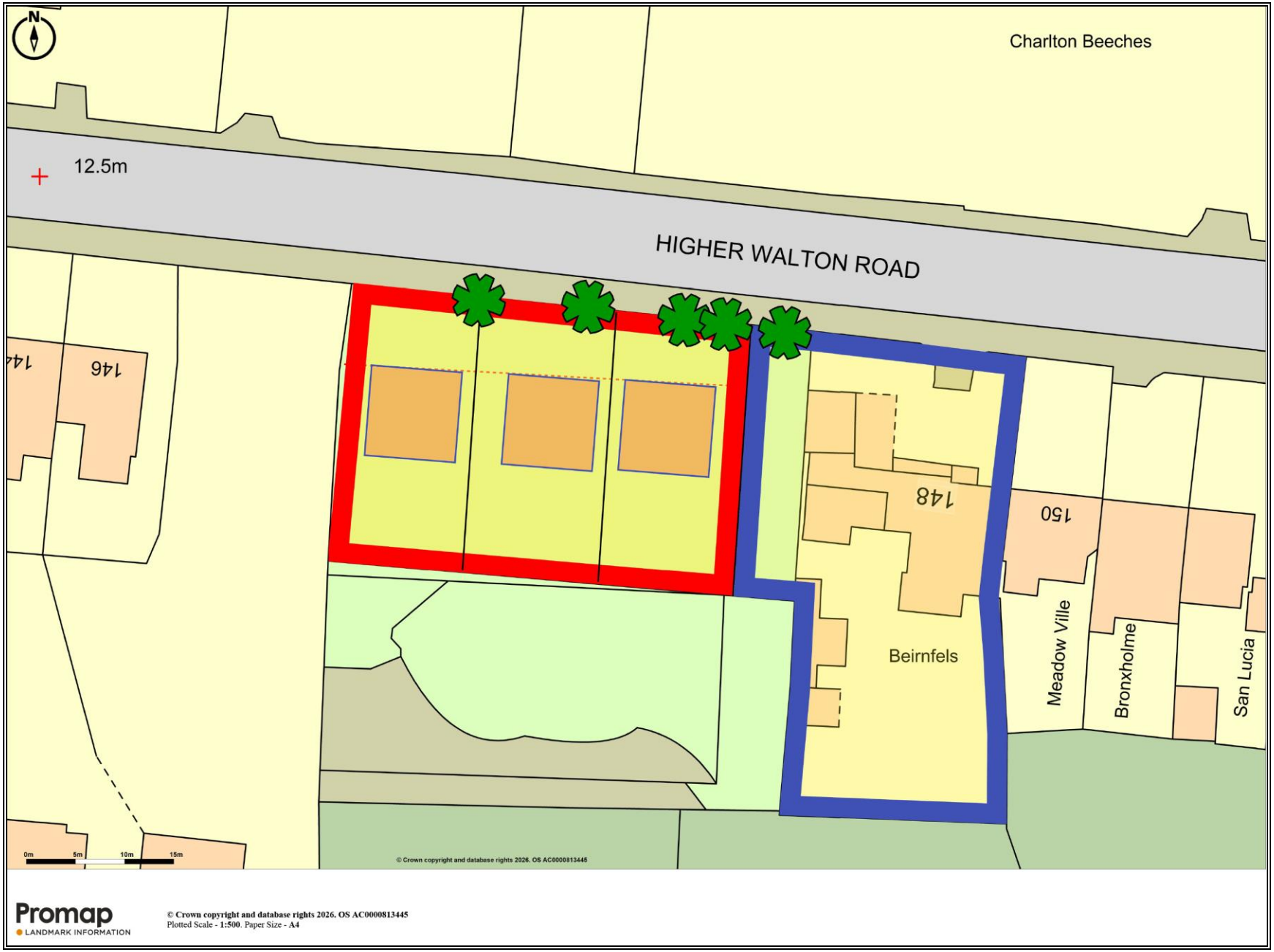
Three Building Plots acjacent to 148 Higher Walton Road, Walton-le-Dale, Preston, PR5 4HR



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LANDMARK INFORMATION

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