

GUILDHALL

SALES & LETTINGS



Brooklands Blackpool Road

St. Michaels, Preston, PR3 0UA

£900,000



A 'GRAND DESIGN' OPPORTUNITY OFFERING VAST POTENTIAL FOR REDEVELOPMENT OR REFURBISHMENT, LIMITED ONLY BY THE IMAGINATION

Situated in the sought-after rural location of St Michaels, Preston, this substantial detached residence presents a rare and exciting opportunity for redevelopment or comprehensive refurbishment (subject to the relevant planning consents), ideal for developers, investors, or buyers seeking a large-scale project with massive potential.

The existing accommodation currently comprises five bedrooms and five reception rooms, including a games room, along with four bathrooms and a fitted kitchen. While offering a generous footprint, the property now lends itself perfectly to reconfiguration, enhancement, or redevelopment, allowing a purchaser to create something truly special.

The property is set within approximately 5 acres of land, with the grounds offering excellent scope for further development or landscaping. A picturesque one-acre lake, stocked with fish including carp and frequented by wildlife, sits centrally within the plot and adds to the appeal of the setting.



Area Map



Floor Plans



Energy Efficiency Graph

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 	

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