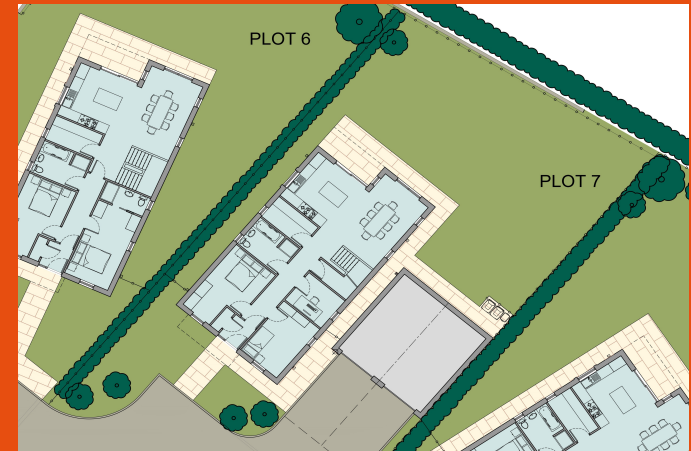




PLOT 7, RESIDENTIAL DEVELOPMENT, SERVICED BUILDING PLOT WITH PLANNING PERMISSION SUBMITTED, OVER KELLET

FOR SALE £210,000 OFFERS IN REGION OF
186.4 Sq M (2,006 Sq Ft)

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WRATHALL**
COMMERCIAL

PLOT 7 LAND AT OLD HALL FARM, OVER KELLET, CARNFORTH, LANCASHIRE

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

Occupying a desirable central position within the development, this residential building plot benefits from planning permission submitted for an impressive detached two-storey dwelling extending to approximately 186.4m. Situated between Plots 6 and 8, the plot enjoys attractive north and north east-facing aspects and forms part of the larger premium plots on the site.

The submitted scheme provides an excellent opportunity for purchasers seeking to create a substantial modern family home within an attractive and carefully planned development.

Accommodation

The contemporary submitted design incorporates natural stonework, slate roofing, timber cladding, and sleek aluminium-style glazing to create a visually striking and high-quality finish. Subject to any necessary planning permissions, purchasers may have the flexibility to alter selected external materials or finishes while maintaining the overall architectural integrity of the scheme. Internally, the accommodation can be fully customised to suit individual lifestyles, offering the opportunity to create a truly bespoke living environment.

Ground Floor - 95.0m

First Floor - 91.4m

Total - 186.4m

	Sq M	Sq Ft
Total Floor Area	186.4	2,006
TOTAL	186.4	2,006

Services

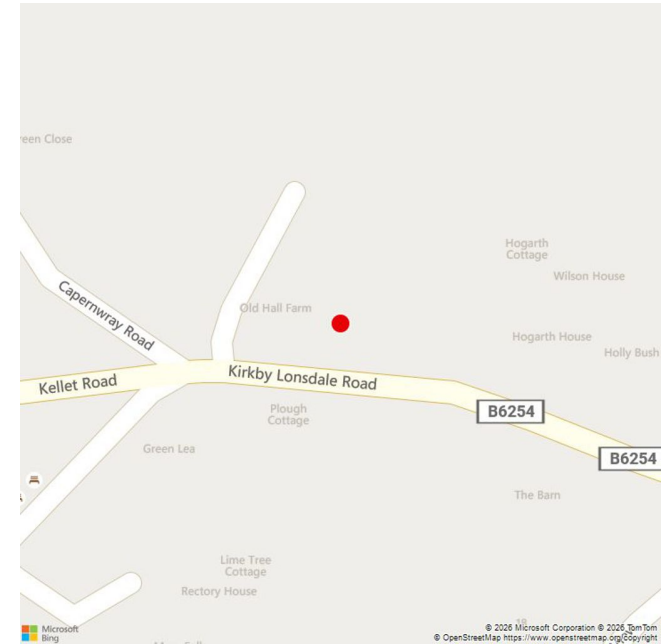
Services Available, Mains Gas, Electric, Drainage, Water

EPC

Not required

VAT

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



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

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