

**Plox Brow,
Tarleton**


SMART MOVE



Asking Price **£750,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Smart Move are delighted to present for sale this exceptional canal-side site, currently occupied by a substantial detached commercial building spanning a generous footprint of approximately 15,000 sq ft and volume of around 335,000 cubic foot. Offering the rare dual potential for either commercial or residential development (STPP), the opportunities here are considerable. The plot extends to around 0.75 acre and enjoys a superb canal-side position with open views to the front across the Leeds and Liverpool Canal, while remaining only a short distance from Tarleton village centre.

The large commercial building presents several possible businesses uses, meaning that those looking for a home for their business, or to develop the site commercially, are ready to hit the ground running, while there is also scope for residential development as plans are pending for 5 x detached houses and a block of x 4 flats with West Lancs. Council (Ref: 2026/0007/01 or 2025/0330/FUL) and previously the site had outline planning granted for residential development (Ref: 2017/0819/OUT.)

To locate the property using What3words search keywords: [:///asleep.deprives.bunny](#)

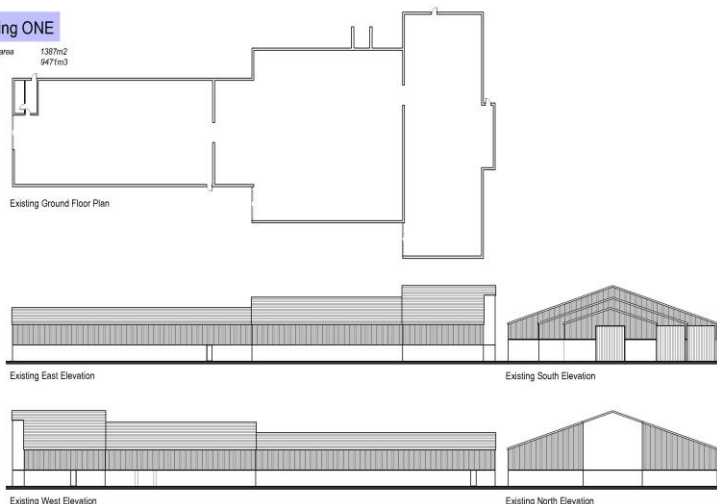
About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa, Co-op and Spar, making this site within a "stones throw" of all local amenities, as well as excellent local schools.



SMART MOVE
ESTATE AGENTS
Your Local Agent

Building ONE

Internal floor area 1387m²
Total volume 9471m³



*** Plot of Around 0.75 Acre with Large Commercial Building**

*** Outline Planning Passed for Housing**

*** Plot of Around 0.75 Acre**

*** Popular Semi Rural Village Location**

*** Site Viewings by Appointment Only**

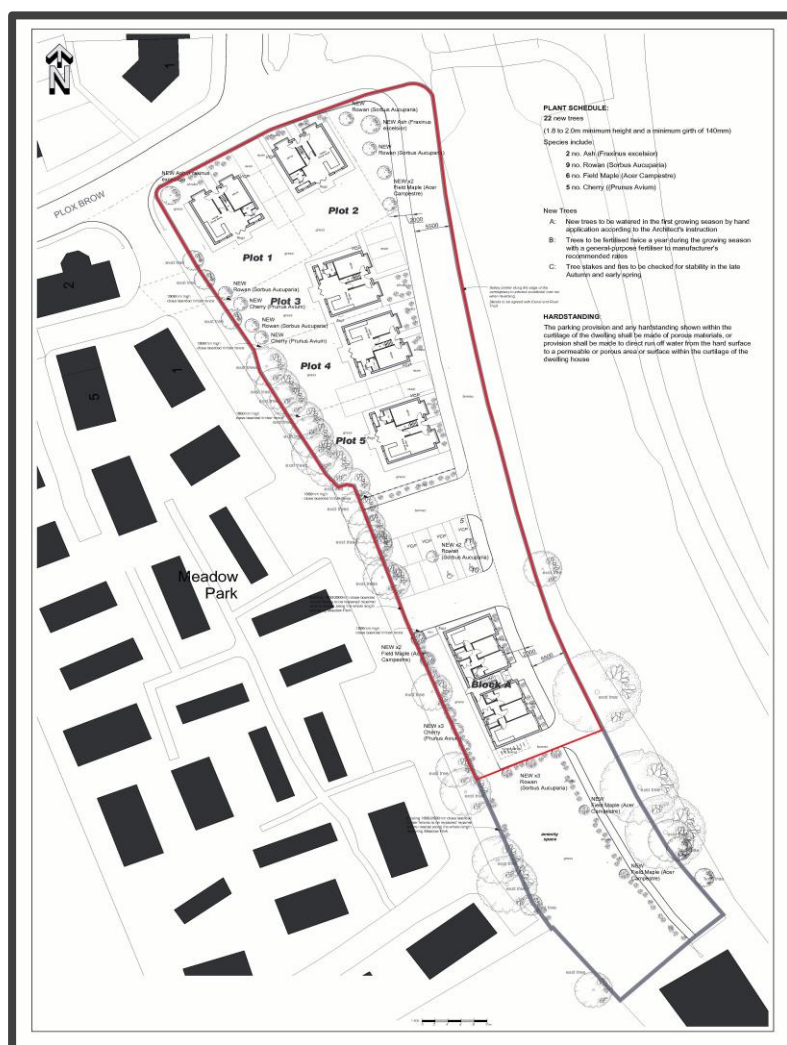
*** Commercial Building circa 15,000 sq ft**

*** PP Pending for 5 x Detached Houses plus x 4 Apartment Block**

*** Canal-Side Location with Rural Open Views to Front**

*** Excellent Development Opportunity - Commercial / Residential**

*** No Onward Chain & Vacant Possession**





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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.