

SUBJECT TO CONTRACT



RESIDENTIAL DEVELOPMENT OPPORTUNITY

137 STATION ROAD & DEVELOPMENT LAND AND BUILDINGS TO THE REAR, HESKETH BANK, PRESTON, PR4 6SR

£800,000

Guide price | Freehold | With vacant possession

PERMISSION IN PRINCIPLE FOR UP TO 4 ADDITIONAL DWELLINGS

In addition to the existing house | Allowed on appeal, Ref. 6007730

A three-bedroom semi-detached house together with an adjoining site comprising a large grassed frontage to Station Road, a tarmac yard and a range of former agricultural buildings, within an established residential setting in the West Lancashire village of Hesketh Bank.

The land and buildings, extending to approximately 0.14 hectares (0.34 acres), benefit from **Permission in Principle for up to four additional dwellings**, granted on appeal on 24 September 2026 (Appeal Ref. 6007730). Technical Details Consent will be required before development can commence. Of likely interest to developers, builders and self-builders.

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Tel: 07857 877925

PROPERTY REFERENCE

C4-3

BANKS

Chartered Surveyors

Agricultural | Residential |
Commercial



KEY FACTS

GUIDE PRICE
£800,000

TENURE
Freehold with vacant possession

TOTAL SITE AREA
Approximately 0.158 ha (0.39 acres)

DWELLING
Three-bedroom semi-detached house, approx. 86 m² (926 ft²)

PLANNING (LAND & BUILDINGS)
Permission in Principle for up to 4 dwellings (allowed on appeal)

APPEAL / LPA REF.
6007730 / 2025/0778/PIP

COUNCIL TAX
Band B – West Lancashire BC

EPC RATING
D (57) – potential C (77)

METHOD OF SALE
Private treaty, as a whole



Location

Hesketh Bank is an established village in the Borough of West Lancashire, lying close to the Ribble Estuary approximately 10 miles south-west of Preston and 11 miles north-east of Southport (distances approximate, by road). The village adjoins Tarleton and is accessed from the A59 and A565, providing onward links to Preston, Ormskirk, Southport and the wider motorway network.

Local amenities include a Booths supermarket, restaurants, the community centre, bowling club and All Saints Church, with further facilities, including schools, in neighbouring Tarleton. The property is situated on the western side of Station Road, within the settlement and in a predominantly residential area.

The Property

The property comprises 137 Station Road, a three-bedroom semi-detached house, together with the adjoining land and buildings to the side and rear. The whole extends to approximately 0.158 hectares (0.39 acres) and is shown edged red on the sale plan contained at the rear of these particulars.

Access is taken directly from Station Road via a tarmac driveway running alongside the house to a yard at the rear. The land comprises a large grassed area fronting Station Road behind a concrete post and panel fence, the yard, a range of former agricultural buildings and an area of overgrown land beyond. Surrounding uses are predominantly residential, with a commercial glasshouse to the north-west and open land on the opposite side of Station Road.

The sale offers a purchaser control of the whole of the frontage and access, and the flexibility to retain, refurbish or sell on the existing house alongside the delivery of a residential scheme on the land, subject to the necessary consents.

137 Station Road

The house is of traditional red-brick construction under a pitched roof and retains a number of attractive period features, including an arched entrance porch with chequerboard tiled floor and stained-glass double doors, leaded and stained-glass windows to the front elevation, a front bay to the lounge and principal bedroom, and a tiled fireplace.

The accommodation is arranged over two floors and is summarised overleaf. Externally there is a lawned front garden, a hardstanding to the rear and attached brick outbuildings. The property is in need of a programme of modernisation and refurbishment, offering an opportunity for a purchaser to add value.



Accommodation

All measurements are approximate maximum room dimensions, for guidance only.

GROUND FLOOR		
Entrance Porch	1.60m x 0.67m	5'3" x 2'2"
Stained-glass double entrance doors and chequerboard tiled floor.		
Hallway	3.38m x 1.69m	11'1" x 5'7"
Lounge	3.92m x 3.92m	12'10" x 12'10"
plus bay window	2.66m x 0.77m	8'9" x 2'6"
Leaded and stained-glass bay window to front, tiled fireplace, coved ceiling.		
Kitchen	4.88m x 2.72m	16'0" x 8'11"
Fitted base units with stainless steel sink, quarry tiled floor, range-style cooker in chimney recess.		
Utility	2.26m x 2.06m	7'5" x 6'9"
Pantry	2.98m x 0.85m	9'9" x 2'9"
FIRST FLOOR		
Landing	2.48m x 2.31m	8'2" x 7'7"
Principal Bedroom	3.95m x 3.41m	13'0" x 11'2"
plus bay window	2.62m x 0.77m	8'7" x 2'6"
Leaded and stained-glass bay window to front.		
Bedroom Two	3.48m x 2.74m	11'5" x 9'0"
Fitted double wardrobe, window to rear.		
Bedroom Three	2.53m x 2.35m	8'4" x 7'9"
Bathroom	1.93m x 1.93m	6'4" x 6'4"
Panelled bath with electric shower over, vanity wash hand basin, WC, wall panelling.		

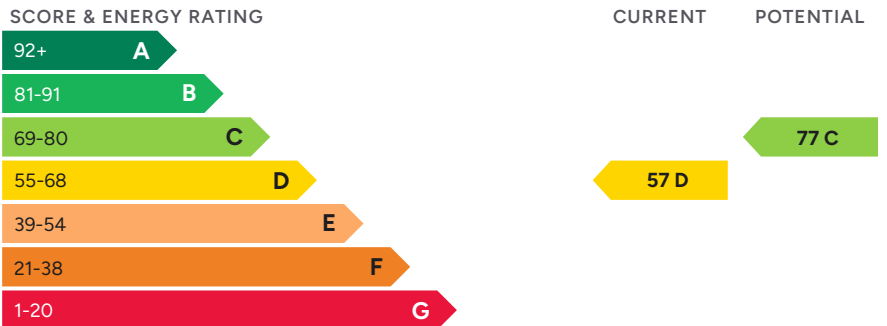
OUTSIDE

Lawned garden to the front, with a tarmac hardstanding to the rear and attached brick-built stores. The extent of the curtilage to be allocated to the house in any future scheme will be a matter for the purchaser.

HEATING & SERVICES

The house is understood to have oil-fired central heating to radiators, with programmer, room thermostat and thermostatic radiator valves, and hot water from the boiler; there is an electric shower to the bathroom. Mains electricity and water are understood to be connected. No services, appliances or installations have been tested. The total floor area of the house is approximately 86 m² (926 ft²), as recorded on the Energy Performance Certificate.

ENERGY PERFORMANCE



EPC no. 2170-2160-2060-1094-2121, valid until 25 October 2036. Source: GOV.UK EPC Register. Full certificate available from the Agent on request.



The Land & Buildings

The land and buildings to which the Permission in Principle relates extend to approximately 0.14 hectares (0.34 acres). They comprise the driveway, the large grassed area fronting Station Road, the tarmac yard and the buildings, which are understood to have been formerly in agricultural use:

Building 1	11.03m x 7.62m	36'2" x 25'0"
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Two-storey brick-built barn under a fibre cement sheet roof, with timber and steel double doors. Approx. 84 m² (905 ft²) footprint.

Building 2	12.38m x 11.59m	40'7" x 38'0"
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Steel portal frame building with blockwork walls, sheet cladding and a sheeted roof with roof lights. Approx. 143 m² (1,544 ft²) footprint.

There are also timber outbuildings. The buildings are in poor repair and are offered as seen. The roof and wall sheeting appears to be of fibre cement and **may contain asbestos**; no asbestos survey has been carried out. The buildings are likely to require demolition as part of any redevelopment.

Planning

Permission in Principle (PiP) for **up to four dwellings** on the land to the rear of 137 Station Road was granted on appeal by an Inspector appointed by the Secretary of State on 24 September 2026 (Appeal Ref. 6007730), following refusal of application ref. 2025/0778/PIP by West Lancashire Borough Council.

Permission in Principle is not a full planning permission. It establishes the suitability of the site in principle in respect of location, land use and amount of development only. All other matters – including layout, design, scale, access, parking, amenity space, drainage, ecology and infrastructure – will be assessed through a Technical Details Consent (TDC) application, at which stage conditions and/or planning obligations may be imposed.

The application specified a maximum of four dwellings and no minimum. No indicative layout or drawings were submitted or approved. The Agent understands that a permission in principle granted on application normally remains in effect for three years from the date of grant; purchasers must verify this, and the implications for the timing of any TDC application, with their own planning adviser.

The house at 137 Station Road and its garden do not form part of the appeal site. Any proposal involving the house or its garden would require a separate application.

TWO-STAGE CONSENT

Stage 1 – Permission in Principle (granted): settles location, land use and amount of development only.

Stage 2 – Technical Details Consent (required): assesses the detailed scheme. Development may not commence until TDC is granted.

General Remarks & Stipulations

TENURE & POSSESSION

The property is understood to be held freehold and is offered for sale with vacant possession on completion. Title information will be made available by the Vendor's solicitor.

RIGHTS, EASEMENTS & COVENANTS

The property is sold subject to and with the benefit of all existing rights of way (public and private), rights of light, support, drainage and water, wayleaves, easements, quasi-easements, covenants, restrictions and obligations, whether or not referred to in these particulars.

SERVICES

It is understood that the site benefits from electricity and mains water connections. No services, drains or installations have been tested and no enquiries have been made of utility providers. Purchasers must satisfy themselves as to the availability, location, capacity and cost of connecting all services required for any proposed development.

COUNCIL TAX & EPC

137 Station Road: Council Tax Band B (West Lancashire Borough Council). Energy Performance Certificate rating D (57), with a potential rating of C (77); certificate no. 2170-2160-2060-1094-2121, valid until 25 October 2036. A copy is available from the Agent on request.

FIXTURES & FITTINGS

Only those items specifically mentioned in these particulars are included in the sale. Any contents remaining at the property are excluded unless otherwise agreed.

LOCAL AUTHORITIES

Planning & Council Tax: West Lancashire Borough Council.
Highways: Lancashire County Council.
Parish: Hesketh-with-Beaconsall Parish Council.

CIL, PLANNING OBLIGATIONS & BNG

West Lancashire Borough Council operates a Community Infrastructure Levy. Any development may be liable to CIL, planning obligations and/or Biodiversity Net Gain requirements. No assessment of these has been made and purchasers must make their own enquiries of the Council.

ENVIRONMENTAL & GROUND CONDITIONS

No environmental, contamination, asbestos, ecological, arboricultural, flood risk, drainage, ground or structural investigation has been undertaken by the Vendor or the Agent. Purchasers should assume that such surveys may be required and must rely entirely on their own investigations. No intrusive investigation may be carried out without the Vendor's prior written consent.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries. Neither the Vendor nor the Agent will be responsible for defining the boundaries or their ownership.

VAT

Should any sale of the property, or any right attached to it, become chargeable to Value Added Tax, such tax shall be payable by the purchaser in addition to the purchase price.

METHOD OF SALE

The property is offered for sale as a whole by private treaty at a guide price of £800,000. The Vendor reserves the right to set a closing date for best and final offers, to sell prior to any such date, and is not obliged to accept the highest or any offer.

OFFERS

The Vendor is seeking unconditional offers. Offers should be submitted in writing to the Agent stating the price offered, confirmation that the offer is unconditional (i.e. not subject to planning, finance or the sale of another property), proof of funding, the proposed timescale to exchange and completion, and the purchaser's solicitor details. Conditional offers may be considered at the Vendor's discretion but will be assessed with regard to their conditions and timescales.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the purchaser will be required to provide proof of identity, address and source of funds before an offer can be accepted and a sale agreed.

LEGAL COSTS

Each party is to bear its own legal and professional costs.

INFORMATION PACK

Copies of the appeal decision and sale plan are available from the Agent on request. Information is supplied for guidance only, without warranty as to its accuracy or completeness.

VIEWING & HEALTH AND SAFETY

Strictly by prior appointment with the Agent. The agricultural buildings are in poor condition and **must not be entered**. Those visiting the property do so entirely at their own risk, and neither the Vendor nor the Agent accepts any liability for any injury, loss or damage however caused. Please respect the privacy of neighbouring properties.

ENQUIRIES

Luke Banks BSc (Hons) MRICS FAAV

Banks Chartered Surveyors

Email: luke@banks-surveyors.co.uk

Tel: 07857 877925

Property Reference: C4-3



Photographs are for general guidance only. Red edging on aerial photographs is approximate, for identification only, and does not define legal boundaries; please refer to the sale plan.

IMPORTANT NOTICE

Banks Chartered Surveyors ("the Agent"), for themselves and for the Vendor of this property, whose agents they are, give notice that:

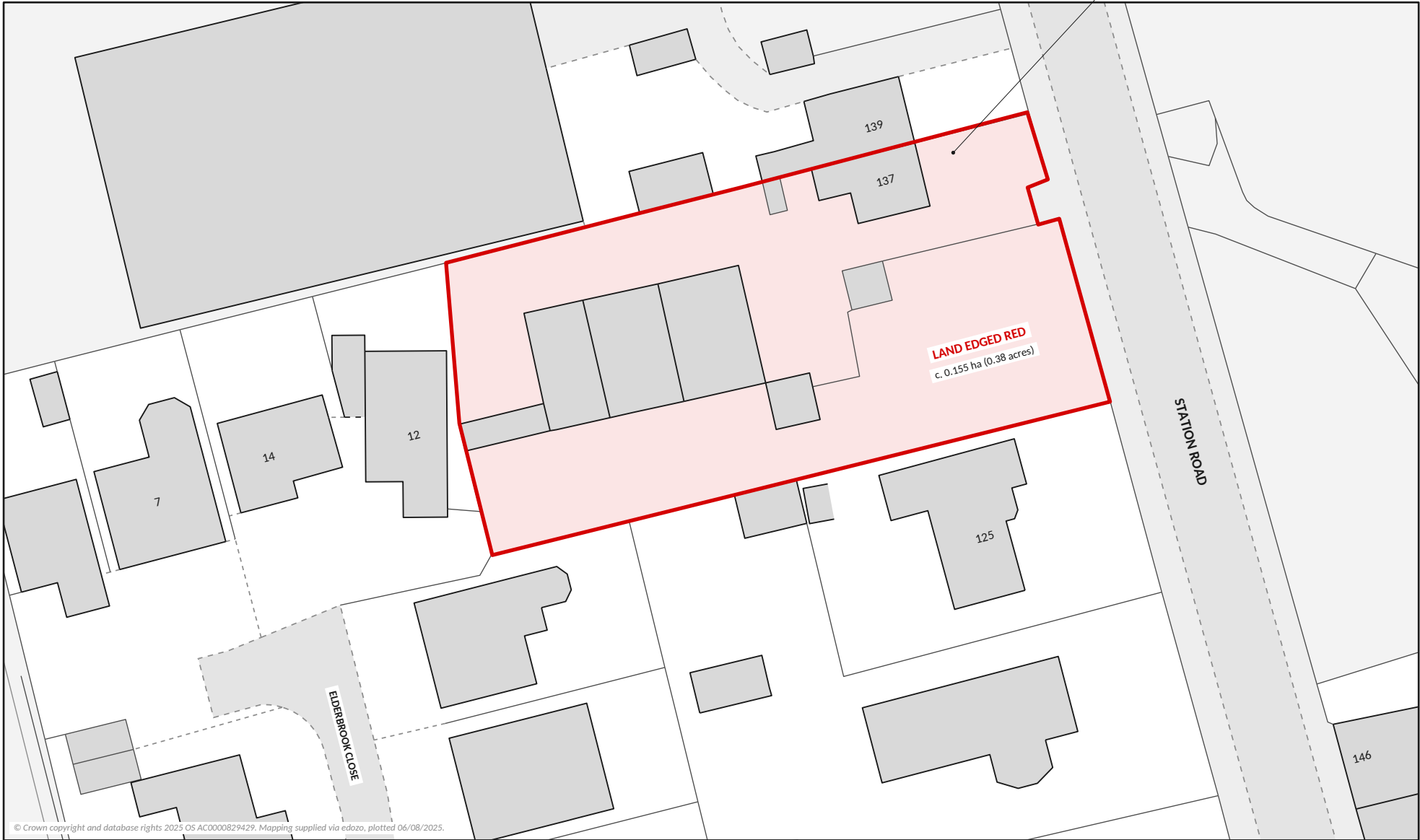
1. These particulars are produced in good faith as a general outline only for the guidance of intending purchasers. They do not constitute, nor form any part of, an offer or contract, and are subject to contract.
2. All descriptions, areas, measurements, distances, references to condition, use, planning status and permissions, and other details are given without responsibility. Intending purchasers must not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection, survey, searches, enquiries or otherwise.
3. No person in the employment of the Agent has any authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the Vendor.
4. Areas are approximate and derived from digital Ordnance Survey-based mapping; room and building measurements are approximate and taken for guidance only. Plans are for identification purposes only, are not to scale unless stated and are reproduced under licence (© Crown Copyright). Photographs show only parts of the property as they appeared at the time taken.
5. The Agent has not carried out any structural, building, environmental, contamination, asbestos, ecological, arboricultural, flood risk, drainage, ground condition or services survey or test, and has not tested any services, appliances, fixtures or fittings. No warranty is given as to the condition of the property or the suitability of the site for development.
6. References to planning are based on information publicly available at the date of these particulars. The Agent gives no warranty that any further consent (including Technical Details Consent) will be granted, nor as to the number, type, size or layout of dwellings that may be achievable, nor as to the validity or duration of any permission. Intending purchasers should take independent planning advice and make their own enquiries of the Local Planning Authority.
7. Nothing in these particulars constitutes legal, planning, tax, valuation or financial advice. Intending purchasers should take their own professional advice.
8. All prices are quoted exclusive of VAT, if applicable. A guide price is an indication of the Vendor's current expectation and is not a valuation. The Vendor reserves the right to amend these particulars, to withdraw the property from the market, and is not obliged to accept the highest or any offer.
9. Neither the Vendor nor the Agent will be liable for any costs or expenses incurred by intending purchasers, including in viewing the property, making investigations or in the event of an abortive transaction.
10. To the fullest extent permitted by law, neither the Vendor nor the Agent accepts any liability for any loss arising from reliance on these particulars. Nothing in this notice excludes or limits liability for fraud or any liability which cannot lawfully be excluded or limited.
11. Personal information provided to the Agent will be processed in accordance with UK data protection legislation and the Agent's privacy notice.

Particulars prepared: October 2026.

SALE PLAN

SCALE 1:500 @ A3

137 Station Road and land to the rear, Hesketh Bank, Preston PR4 6SR



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KEY

- Land edged red - 137 Station Road and land to the rear
- Buildings (OS base mapping)
- Highway / footway (OS base mapping)

AREA SCHEDULE (APPROXIMATE)

137 Station Road (house and garden)	0.018 ha	0.04 ac
Land to the rear	0.137 ha	0.34 ac
TOTAL EDGED RED	0.155 ha	0.38 ac

Areas scaled from OS mapping; for guidance only.

SCALE BAR 1:500 (METRES)



DO NOT SCALE FROM THIS DRAWING

NOTES

- This plan is for identification purposes only. It does not form part of any offer or contract and must not be relied upon as a statement or representation of fact.
- Under no circumstances should this drawing be used as definitive; all critical measurements must be checked on site.
- Boundaries are indicative only, taken from Ordnance Survey mapping, and do not define legal boundaries. Extent to be checked against HM Land Registry title plan(s).
- Areas are approximate, scaled from OS mapping.
- Rev A: red edge extended to include 137 Station Road (previously edged blue). Public footway to the Station Road frontage excluded.

SCHEDULE

Property: 137 Station Road and the land to the rear, Hesketh Bank, Preston PR4 6SR.
Edged red: Land for sale - c. 0.155 ha (0.38 acres).
Access: Frontage to Station Road.
Mapping: OS data via edozo; plotted 1:500, 06/08/2025.

REVISIONS

REV	DATE	DESCRIPTION	BY
-	06/08/2025	First issue (edozo plan)	LB
A	22/10/2026	Red edge to include 137; Banks sheet	LB

CLIENT

C4-3 - Alan Baxter

DRAWING TITLE

Sale Plan
137 Station Road & Land to Rear

PROJECT ADDRESS

137 Station Road, Hesketh Bank,
Preston PR4 6SR

DRG NO. C4-3 / 01	SCALE 1:500 @ A3	REV A
STATUS SALE	DATE 22/10/2026	SHEET 1 of 1
DRAWN LB	CHECKED EB	APPROVED LB

BANKS

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