BEN ROSE



Wray Crescent, Leyland £45,000

Ben Rose Estate Agents are delighted to bring to market this exciting opportunity to acquire a plot of land situated alongside an existing residential property in Leyland, offering excellent potential for the construction of a detached dwelling.

The land benefits from Permission in Principle for the erection of one residential dwelling, under planning application reference 24/00922/PIP. This presents an attractive opportunity for developers, investors or individuals looking to create their own home, subject to obtaining the necessary technical details consent and any other relevant approvals.

Positioned within an established residential setting, the plot enjoys a convenient location with easy access to Leyland's wide range of local amenities, shops, schools and transport links. The surrounding motorway networks also provide excellent connectivity to neighbouring towns and cities.

With the principle of residential development already established, this plot offers an exciting opportunity for purchasers looking to bring their own vision to life.

Interested parties are encouraged to review the planning documentation and make their own enquiries with the relevant local planning authority regarding the proposed development and any further consents required.









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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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