



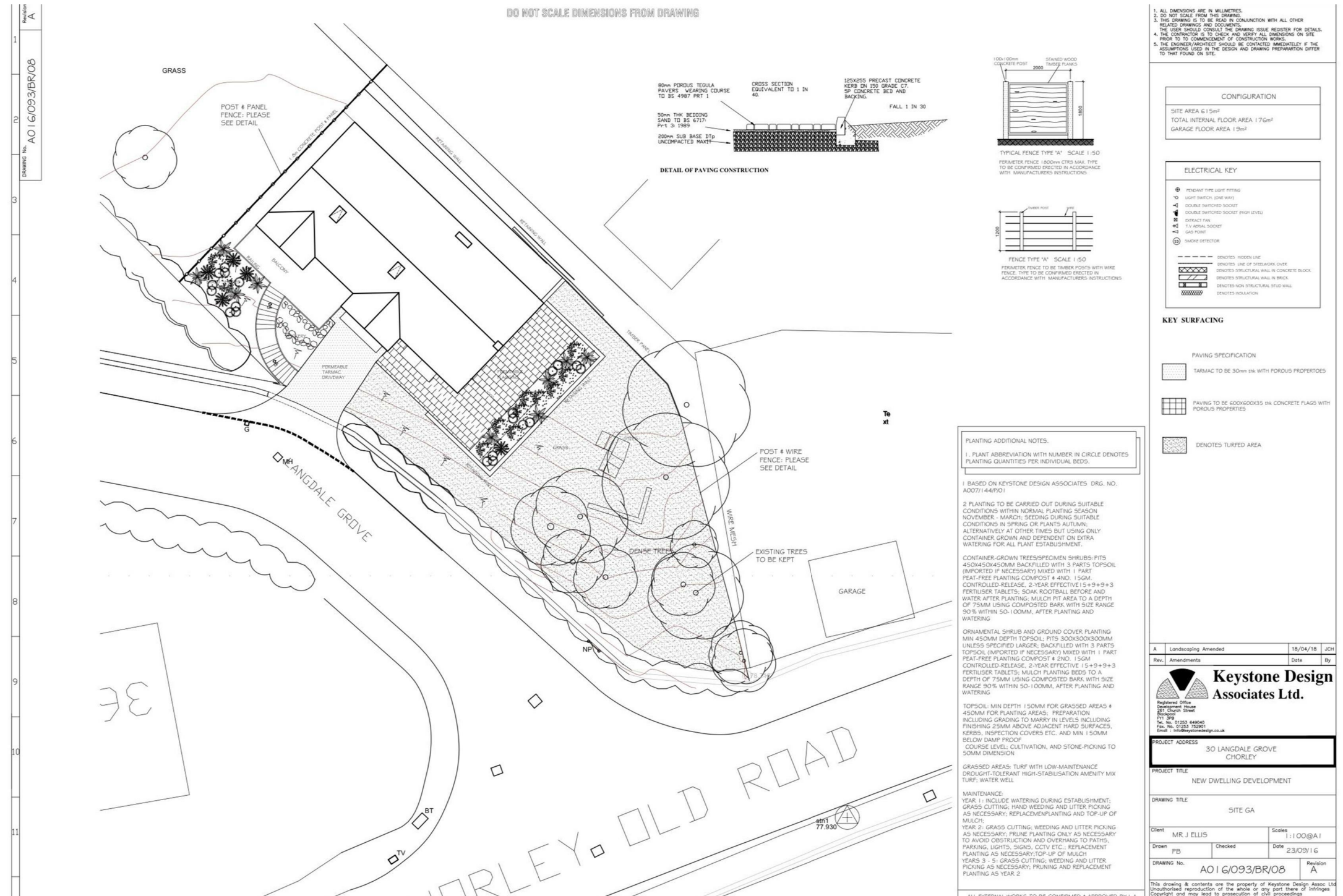
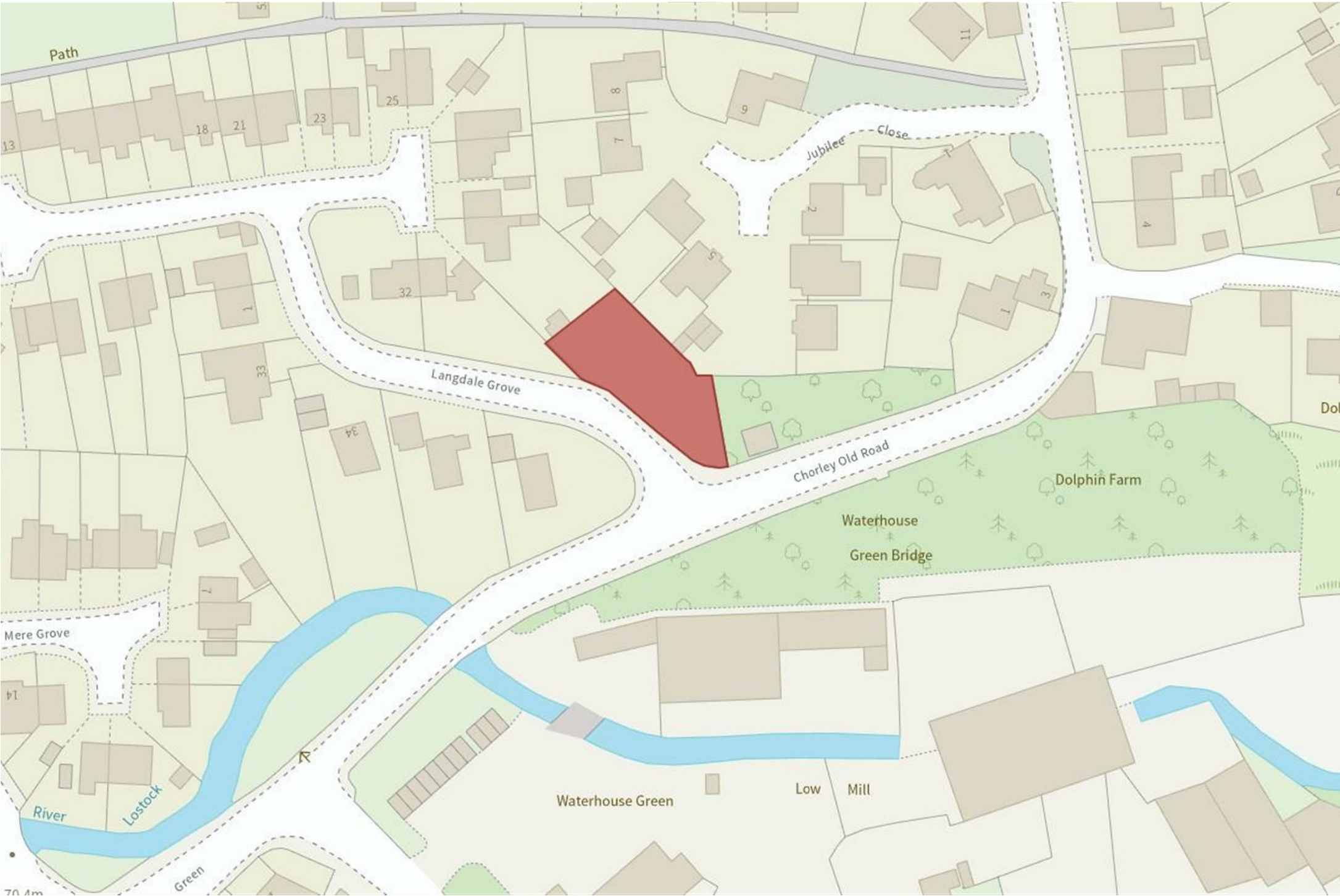
Langdale Grove

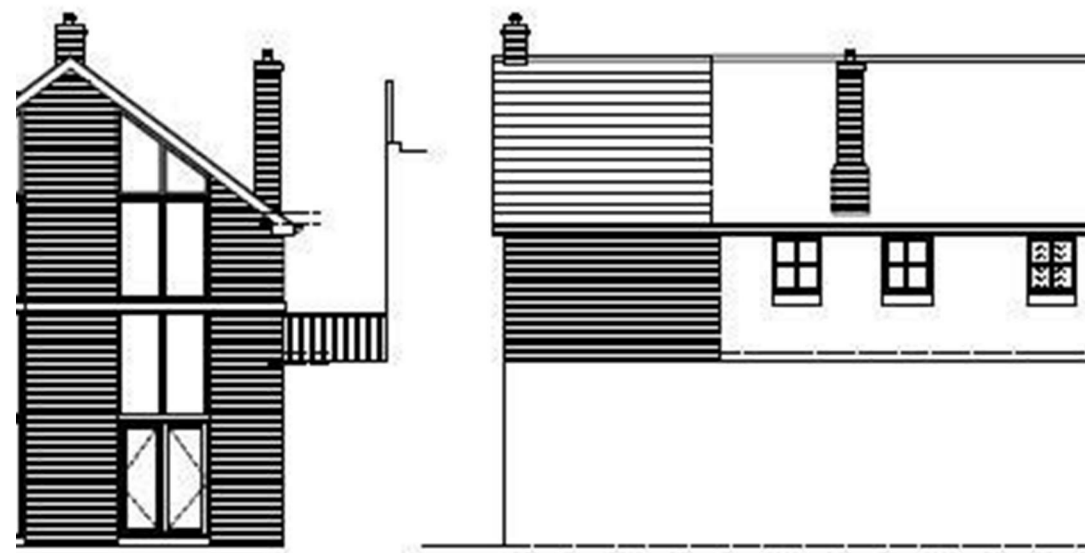
Guide Price £99,995

Ben Rose Estate Agents are pleased to bring to market a unique opportunity to acquire this plot of land in Whittle-Le-Woods.

The land offers planning permission for a new build dwelling set over three floors.

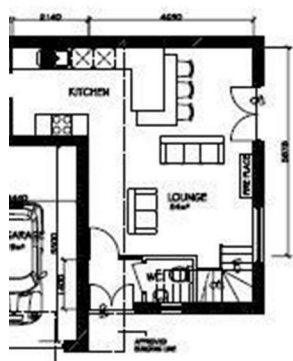
Please enquire for more information.



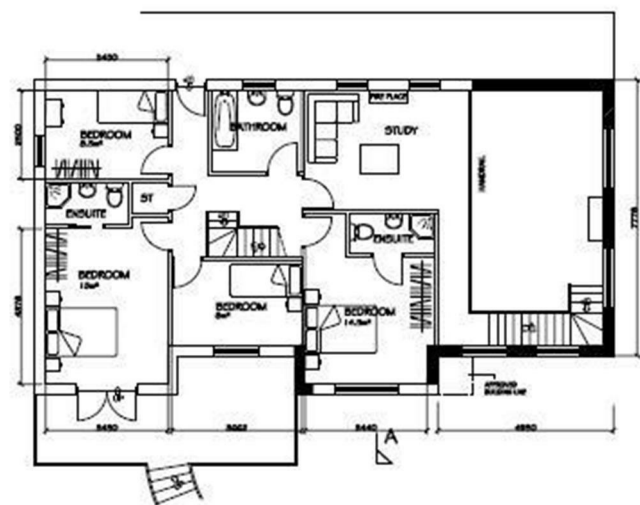


FRONT ELEVATION

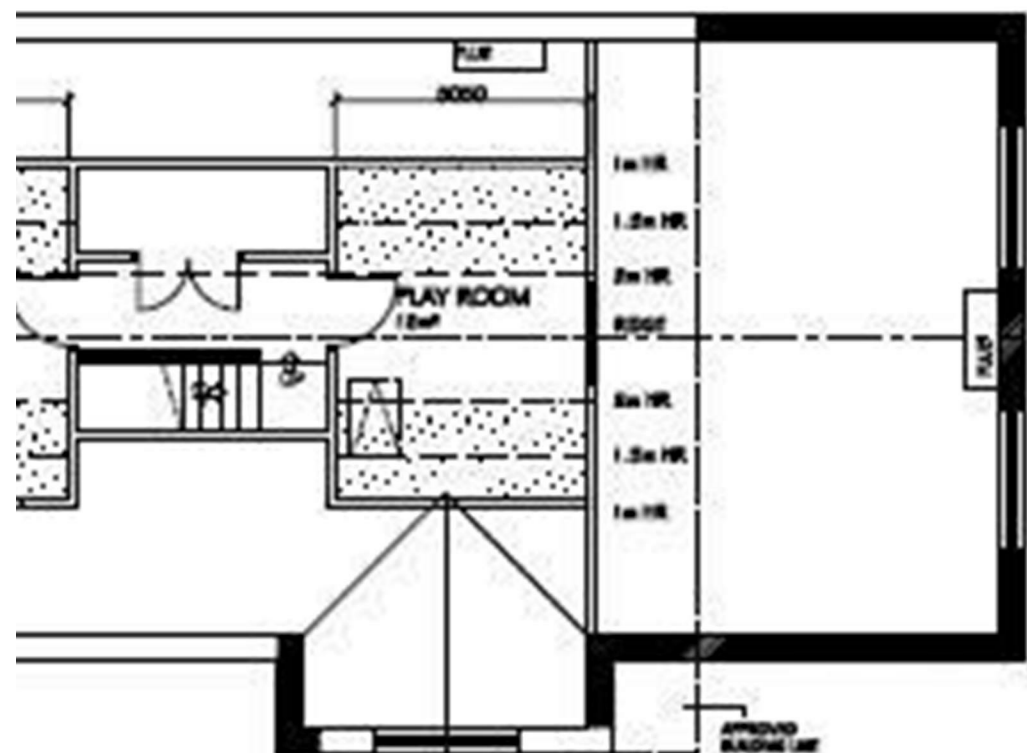
REAR ELEVATION



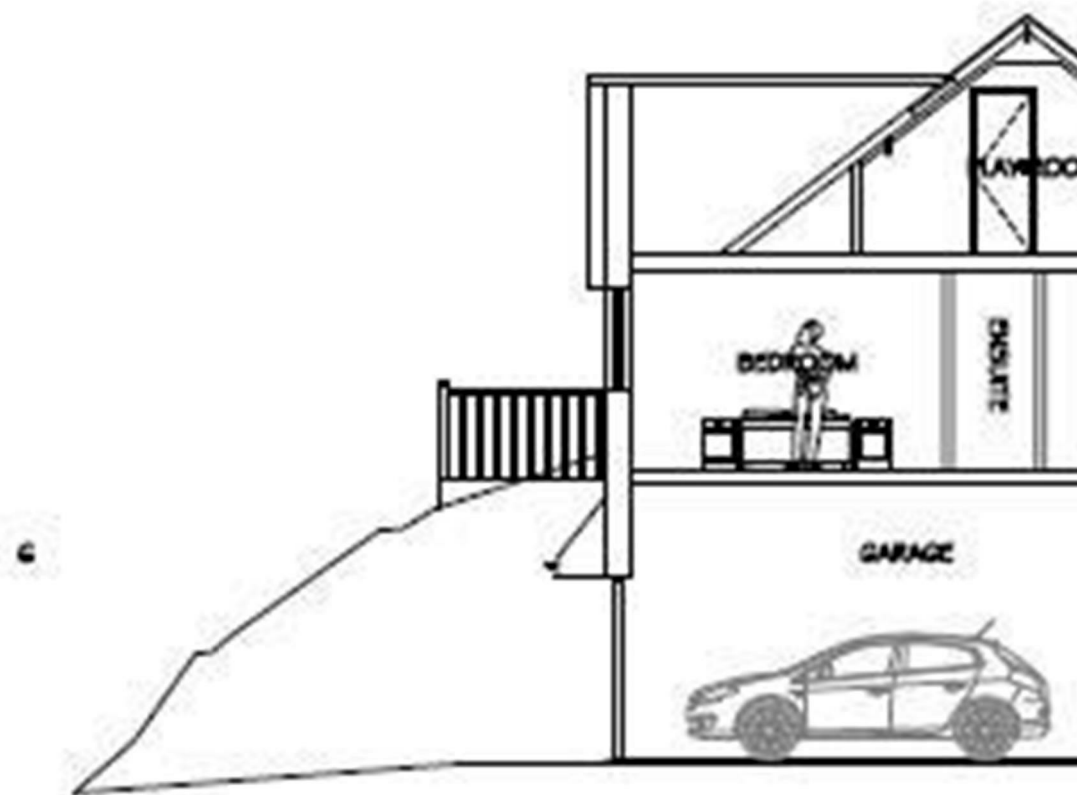
GROUND FLOOR
GFA 63m²
TA 105m²



GROUND FLOOR
TOTAL FLOOR AREA 85m²

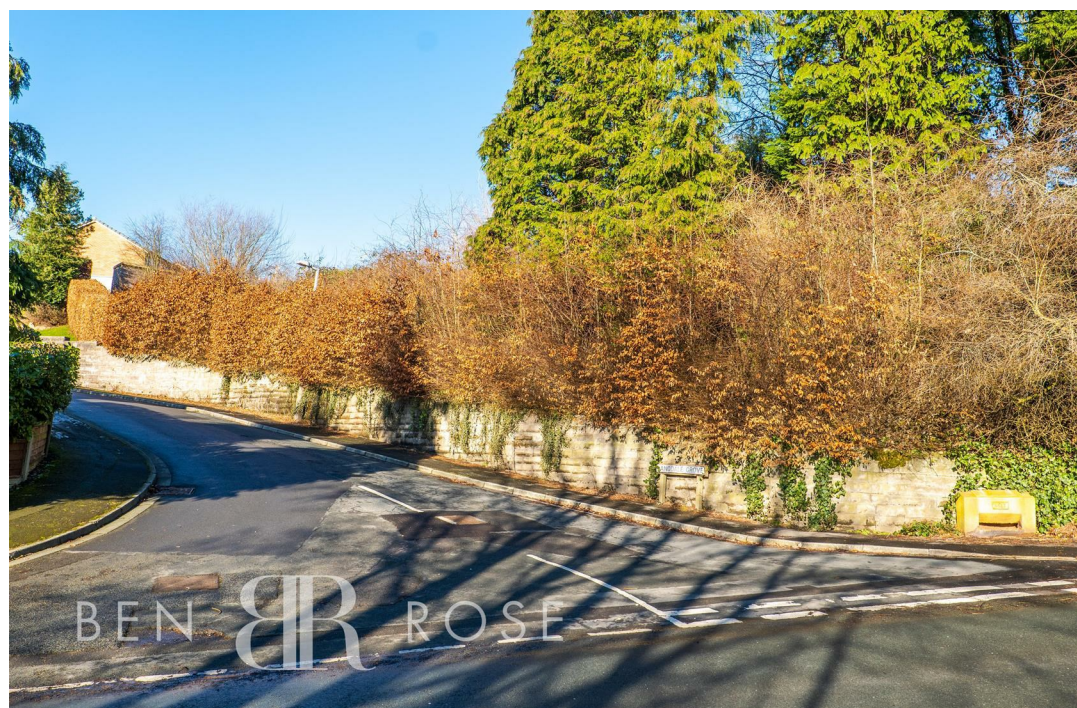


A



BASIC SECTION SCALE 1:100

FLOOR PLANS SCALE 1:100



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

