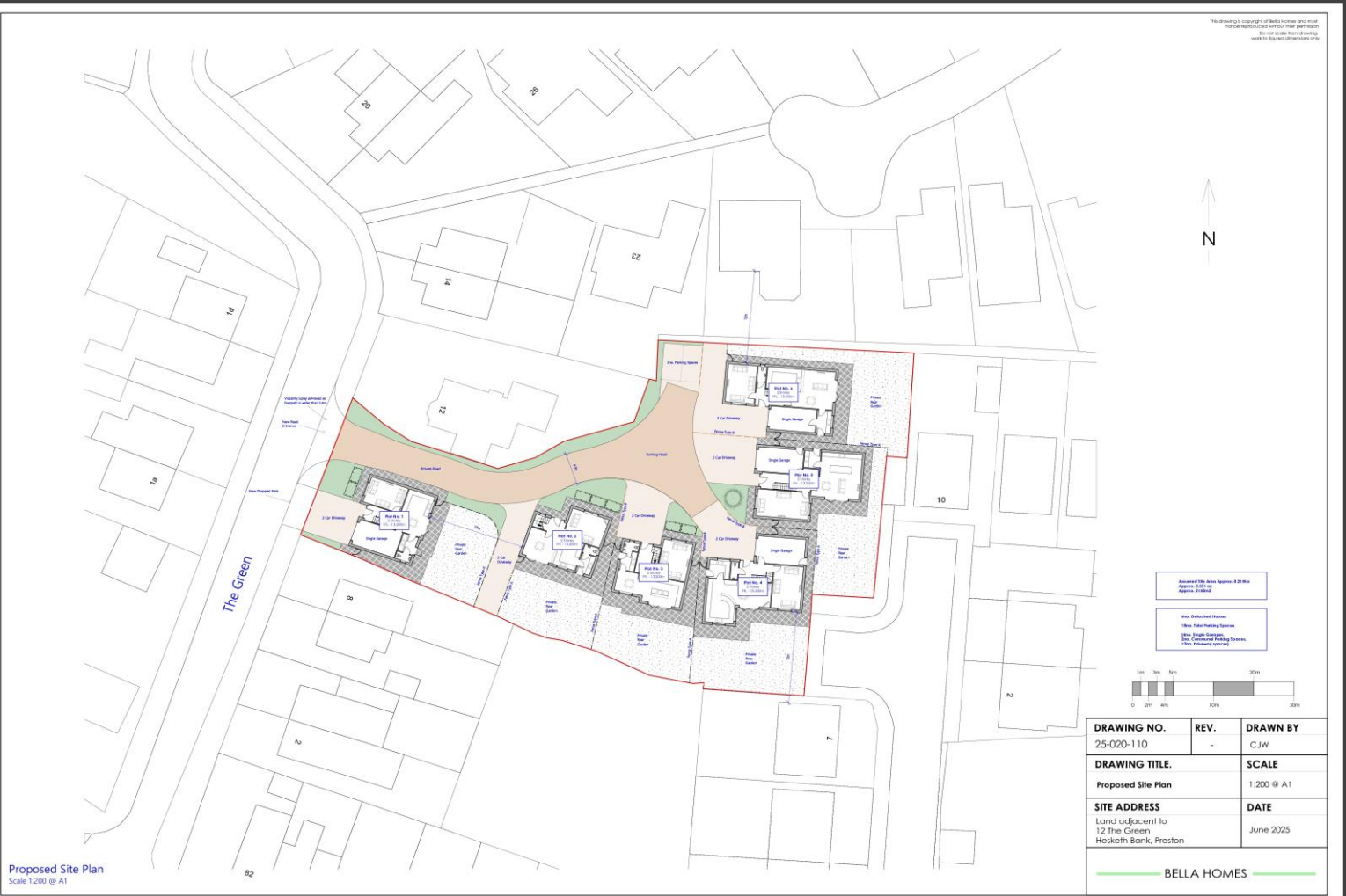


The Green, Hesketh Bank



Asking Price **£795,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



An exceptional opportunity to acquire a prime residential development site in a highly desirable semi-rural village setting, benefitting from full planning permission for the construction of six individually designed detached family homes. Enjoying an enviable position within easy reach of local amenities and excellent transport links, this superb development opportunity offers the perfect blend of rural charm and modern convenience. A rare chance for developers and investors to create an exclusive collection of high-quality homes in an increasingly sought-after location.

Planning permission was granted 9th July 2026, with full details available via West Lancs. Councils planning portal under reference: 2025/0669/FUL. Each of the 6 houses are individually designed and present a predicted GDV of circa £3m. The seller informs us that the site shall be sold cleared and that CIL shall be circa £50,000.

To locate the property using WHat3Words search keywords: ///directive.outlooks.feathers

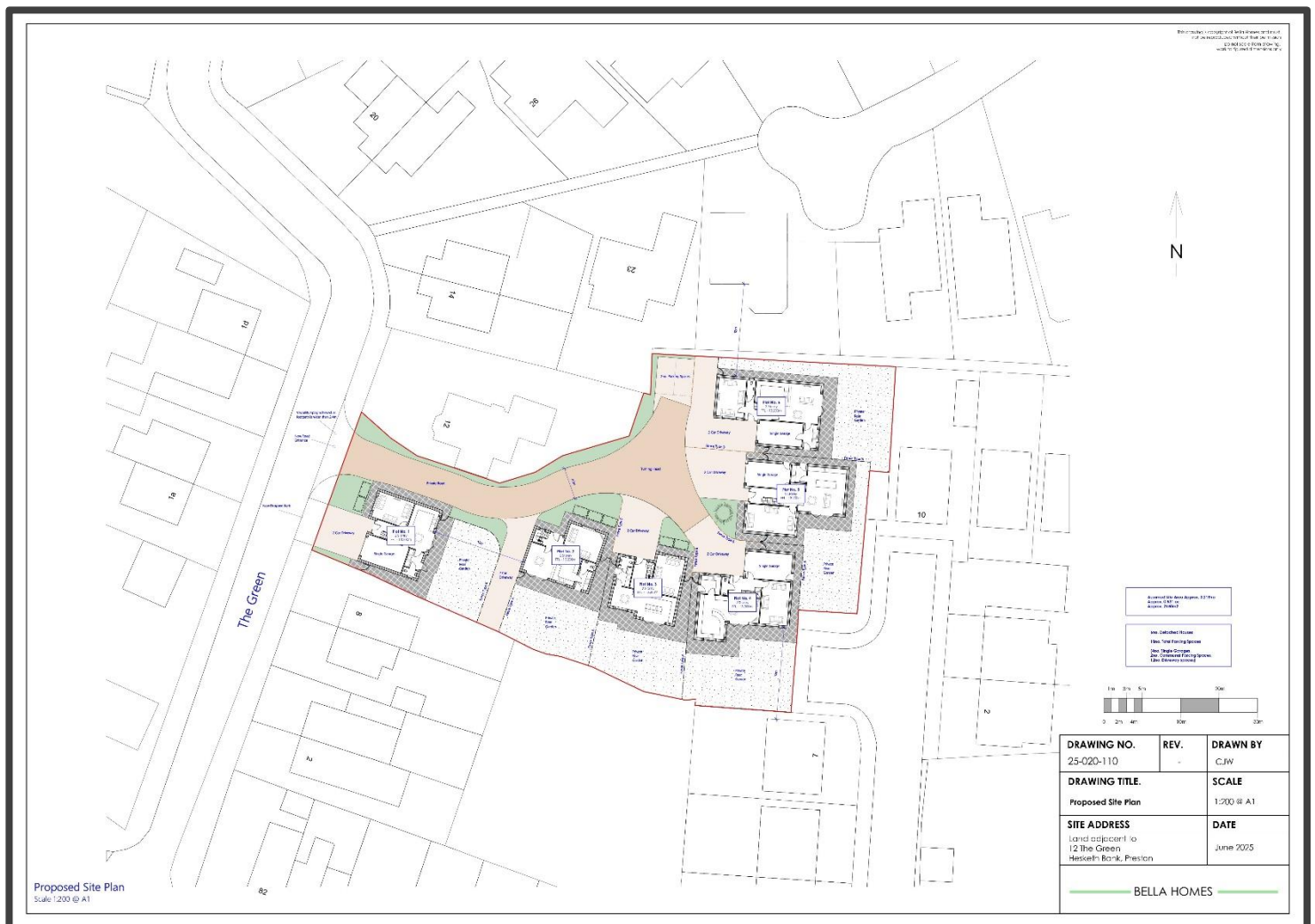
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Beaconsall Parish Council for parochial matters. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket and Domino's Pizza, making the village close-knit and semi rural yet with all creature comforts and necessities just a short distance away. The village is also geographically situated between Southport, Preston, Ormskirk and Liverpool, making commuting to such cities / towns almost equal distance.





- * Land with Full PP for x 6 Detached Houses
- * WLBC Planning Ref: 2025/0669/FUL
- * Semi Rural Village Location
- * Houses Sizes from 1,270 sq ft to 2,066 sq ft
- * Site will be Sold as Cleared

- * GDV circa £3m
- * Residential Development Opportunity
- * Site Viewings by Appointment
- * PP Granted 9th July 2026
- * Early Interest Strongly Advised





rightmove



SMART MOVE

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.