



PLOT 6 RESIDENTIAL DEVELOPMENT, SERVICED BUILDING PLOT WITH PLANNING PERMISSION SUBMITTED, OVER KELLET

FOR SALE £225,000 OFFERS IN REGION OF
186.4 Sq M (2,006 Sq Ft)

Interested in this property? Just give us a call on **01524 69922**



**FISHER
WRATHALL**
COMMERCIAL

PLOT 6 LAND AT OLD HALL FARM, OVER KELLET, CARNFORTH, LANCASHIRE

Location

The land is situated within the desirable village of Over Kellet, a well-regarded rural location in Lancashire known for its strong community feel and attractive surroundings. The area has seen recent residential development, blending modern housing with traditional properties, creating a balanced and appealing village environment. The site benefits from pleasant outlooks, including views towards the surrounding fells, enhancing its desirability for residential development.

Overall, the location offers a combination of rural charm and modern living, making it particularly attractive for developers or purchasers seeking a high-quality village setting.

Description

One of the premier plots within the development, this substantial fully serviced residential building plot benefits from full planning permission submitted for an outstanding detached two-storey dwelling extending to approximately 186.4m. Occupying a prominent position with attractive north and west-facing aspects, the plot offers the perfect setting for the construction of a spacious executive-style family home.

This is a rare opportunity to secure a generously sized plot within an exclusive development, offering buyers the ability to create a distinctive modern property designed around contemporary family living.

Accommodation

The plans showcase a striking contemporary design blending natural stone, render, timber cladding, slate roofing, and expansive glazing to deliver a stylish yet sympathetic appearance within the surrounding environment. Purchasers may, subject to the relevant planning approvals, have the opportunity to amend selected external finishes or architectural detailing, while internally the property can be completed entirely to personal taste and specification, offering complete freedom to create a luxurious bespoke residence.

Ground Floor - 95.0m

First Floor - 91.4m

Total - 186.4m

	Sq M	Sq Ft
Total Floor Area	186.4	2,006
TOTAL	186.4	2,006

Services

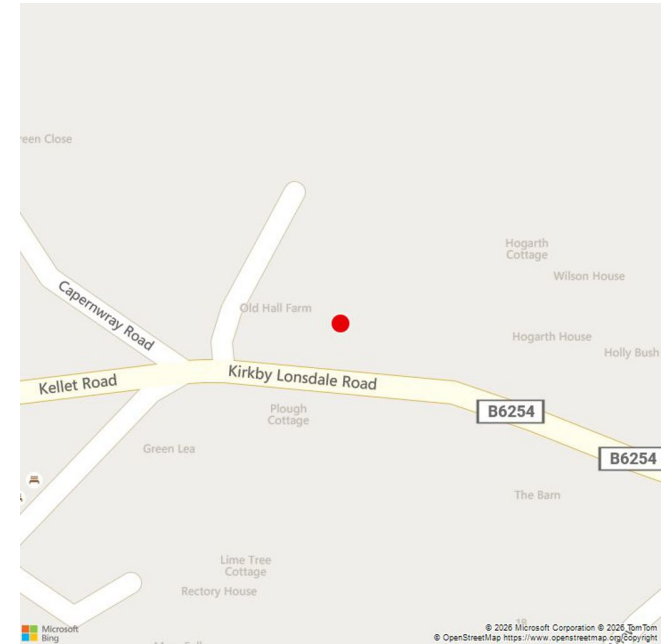
Services available, Mains Gas, Electric, Drainage, Water

EPC

Not required

VAT

All prices quoted are exclusive of VAT but may be liable to VAT. Land not registered for VAT.



Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk

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