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Prime Building Plot  
Cabus Nook Lane | Cabus | Preston | PR3 1AA  
Guide Price: £255,000

# Prime Building Plot with Permission in Principle

## Cabus, Near Garstang – Ref: 25/00658/PIP

### A Rare Opportunity to Create Your Dream Home

Discover an exciting opportunity to acquire a beautifully positioned building plot on the outskirts of Garstang, set against the stunning backdrop of the Trough of Bowland and the Lancashire countryside. This attractive site benefits from Permission in Principle (Ref: 25/00658/PIP) for the erection of one self-build dwelling (Use Class C3), offering the ideal foundation for a bespoke home designed to your exact taste and lifestyle.

**Please note:** Any original example plans are for illustration purposes only. Purchasers are under no obligation to follow existing designs, and are encouraged to develop their own architectural vision (subject to detailed planning consent).

### Idyllic Setting & Surroundings

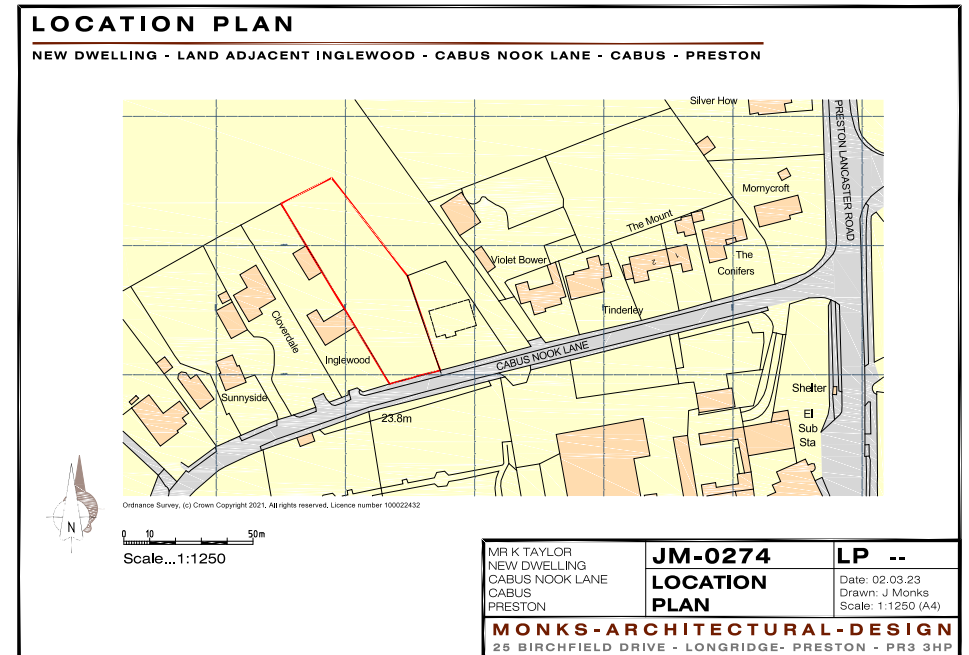
The open plot enjoys captivating rural views over rolling farmland and countryside. A natural hedgerow borders the road frontage, enhancing privacy and character. The western boundary adjoins a charming bungalow, screened by mature shrubs and trees. To the east, another attractive bungalow with dormers sits comfortably within the landscape. The site gently rises from the road, creating a subtle elevation that offers both outlook and presence. Across the lane lies open countryside, reinforcing the sense of peace and space. The surrounding properties are of mixed design, contributing to the area's individuality and charm.

### A Perfectly Placed Rural Retreat

Nestled within the tranquil village of Cabus, this plot enjoys the rare combination of rural living and convenience. The thriving market town of Garstang is just minutes away, providing everyday essentials and community spirit. The historic cities of Lancaster and Preston are within easy reach. Junction 33 of the M6 is close by, offering fast road links across the North West. For commuters, the West Coast Mainline at Lancaster or Preston provides direct rail connections nationwide.

### Lifestyle & Local Amenities

Garstang is well known for its strong community feel and wide range of amenities, including: Excellent primary schools, doctors, and dentists. A vibrant high street with independent shops, cafés, and supermarkets. Welcoming pubs, churches, and a Post Office. Easy access to walking trails, cycle routes, and the Ribble Valley countryside. This is the perfect location for those seeking a peaceful lifestyle without compromising on connectivity or convenience.



## Key Features

- Permission in Principle for one self-build dwelling (C3)
- Flexible design options – not restricted to example plans
- Open rural views and private countryside setting
- Excellent access to Garstang, Lancaster, Preston, and the M6
- Close to local amenities and vibrant community life

## In Summary

A truly unique opportunity to secure a prime building plot in one of Lancashire's most desirable countryside locations. Whether you envision a contemporary country residence or a traditional rural retreat, this site offers the freedom, flexibility, and setting to bring your perfect home to life.



**Application Number:** 25/00658/PIP

**Proposal:** Permission in principle for the erection of minimum/maximum of 1.no self build dwelling (C3)

**Location:** Long Nook Meadow Cabus Nook Lane Cabus Preston Lancashire

Wyre Borough Council (the Local Planning Authority) gives notice of its decision to **PERMIT PERMISSION IN PRINCIPLE** based on the information submitted with the application and subject to the following condition(s)

Attention is drawn to the following notes:

1. Permission in Principle is granted for the erection of minimum/maximum of 1.no self build dwelling (C3) within the site shown on the submitted Location Plan (Received 11/08/25).

You are advised that an application for approval of Technical Details Consent must be made not later than the expiration of three years beginning with the date of this permission. The following information is expected to be provided with that application:

- Design, appearance and layout (full detailed drawings)
- Access including sightlines and swept path analysis and parking layout
- Landscaping
- Drainage details
- Preliminary ecological appraisal, including Local Plan Biodiversity Net Gain requirements
- Existing and proposed ground levels and finished floor levels
- Climate change statement
- Land contamination risk pro-forma
- Refuse and recycling statement
- Lighting assessment (where external lighting proposed)

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Tel 01524 380560

Fine & Country Lancaster

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