BEN ROSE

Inkerman Street **Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to market this development opportunity, comprising a plot of land with an existing outbuilding, ideally located on Inkerman Street in Preston, Lancashire. Positioned within close proximity to the University of Central Lancashire and Preston city centre, this site offers strong potential for a variety of uses, subject to the necessary planning permissions. The property benefits from planning in principle for the development of either nine apartments or four industrial units, making it an attractive prospect for investors and developers alike. The area is also well connected via local bus routes and nearby motorway networks such as the M6 and M55, further enhancing its accessibility.

The site itself currently features an outbuilding, offering a starting point for redevelopment or potential interim use. The plot provides a flexible layout that could be adapted to suit a variety of development schemes, depending on buyer requirements and the relevant permissions obtained. With planning in principle already established, the groundwork has been laid for future development, streamlining the process for prospective purchasers.

Externally, the plot is accessed directly from Inkerman Street and is situated within a well-established urban area. The surrounding environment is a mix of residential, educational, and commercial properties, supporting a range of potential end uses. Overall, this is a straightforward and versatile opportunity in a highly convenient location, offering significant scope for development or investment, with further details of planning permissions available via Preston City Council's website.

PPC

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Written dimensions are to be taken in preference to scaled dimensions.
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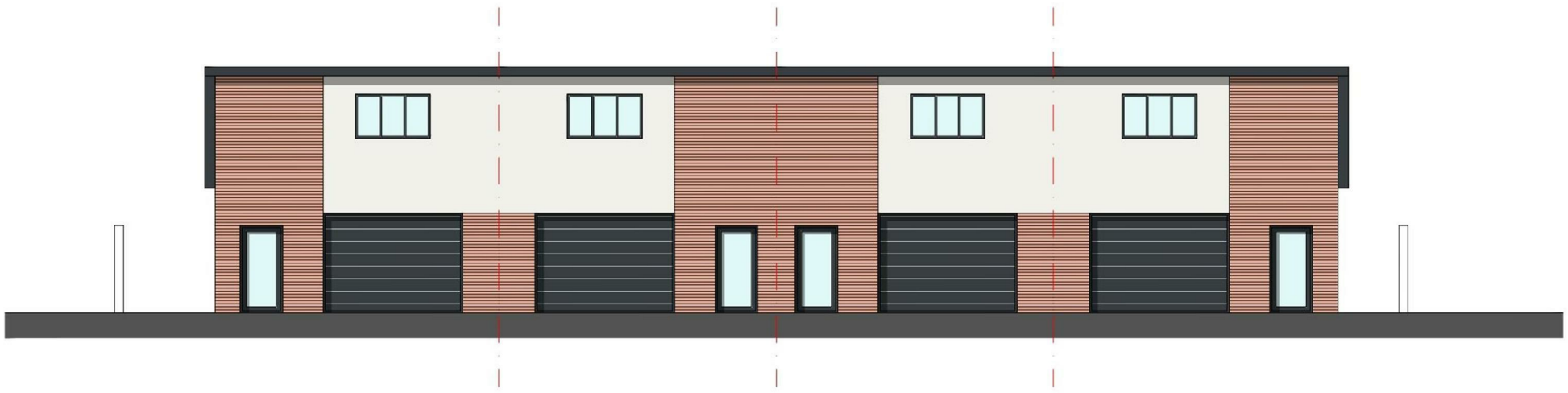

0 2.5 5 7.5 10m
Scale 1:100

REV	DESCRIPTION	DATE

CLIENT:	PROJECT:	DRAWING TITLE:	STATUS:	SCALE:
MR F. DEWHURST	LAND OFF INKERMAN STREET, PRESTON	INDICATIVE FRONT ELEVATION	PLANNING	1:100 @ A3
		DRAWING NUMBER: 0222 - 2001		DATE: 19/12/2024

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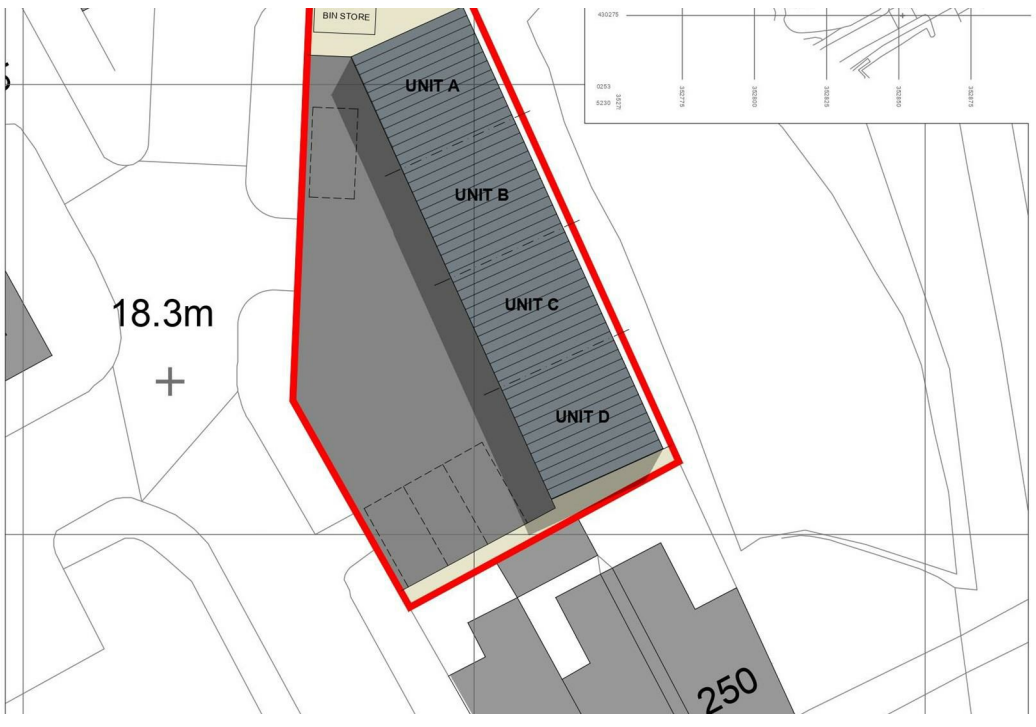

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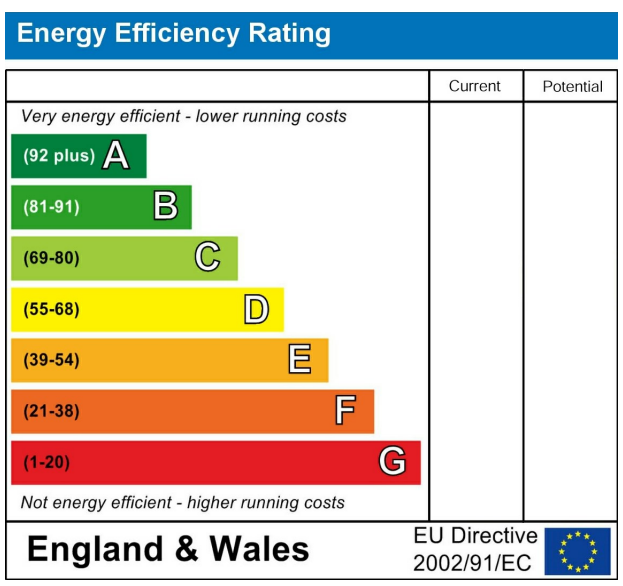
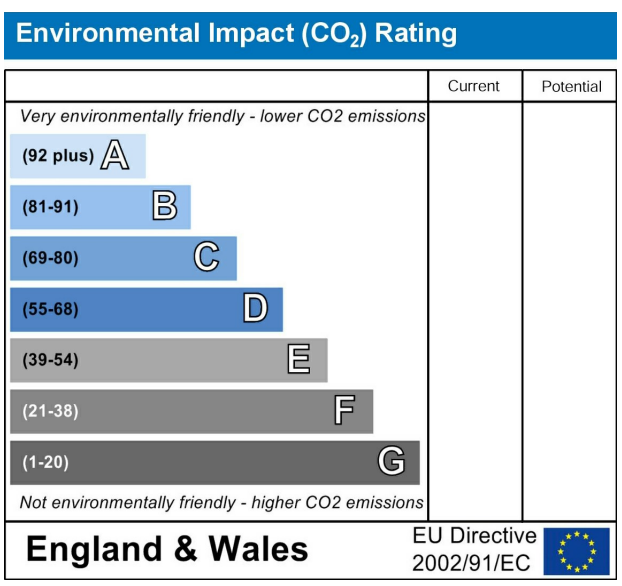
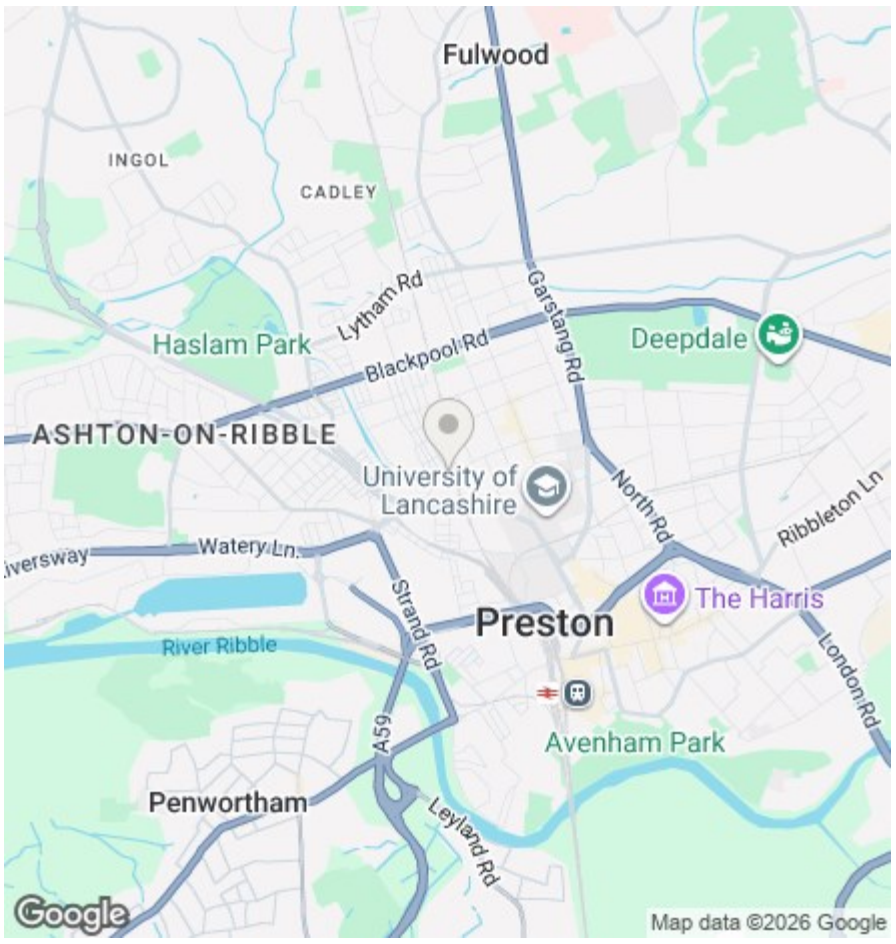
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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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