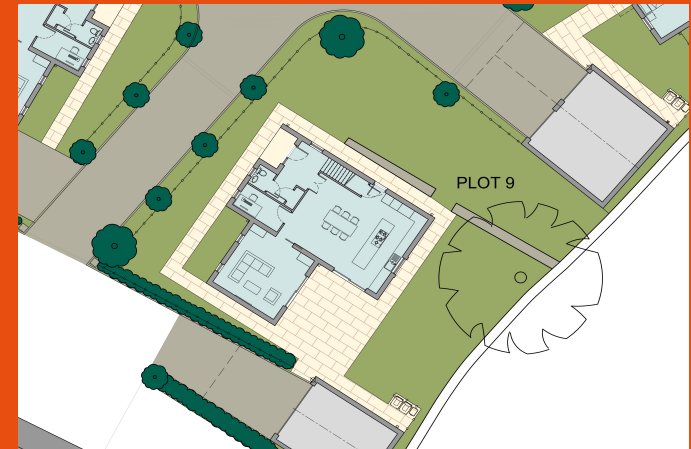




PLOT 9 RESIDENTIAL DEVELOPMENT, SERVICED BUILDING SITE WITH PLANNING PERMISSION SUBMITTED, OVER KELLET

FOR SALE £170,000 OFFERS IN REGION OF
165.5 Sq M (1,781 Sq Ft)

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WRATHALL**
COMMERCIAL

PLOT 9 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

A highly attractive fully serviced residential building plot with full planning permission submitted for a contemporary detached two-storey dwelling extending to approximately 165.5m. Positioned between an existing property and Plot 8, this well-placed plot enjoys pleasant east and south east-facing aspects, providing an appealing setting within this exclusive residential development. The detached garage has already been constructed on site and is included within the plot price.

The submitted scheme offers an exciting opportunity for purchasers seeking to create a bespoke modern home designed around their own lifestyle and preferences.

Accommodation

The submitted design has been thoughtfully designed to combine natural stone, smooth render, larch cladding, and slate roofing with contemporary dark grey detailing, resulting in a stylish and timeless appearance.

Depending on purchaser requirements and any necessary planning approvals, there may be scope to enhance or amend elements of the external appearance and material palette. Internally, the accommodation can be completed entirely to individual specification, allowing buyers to create a distinctive home finished to an exceptional standard.

Ground Floor - 84.5m

First Floor - 81.0m

Total - 165.5m

	Sq M	Sq Ft
Total Floor Area	165.5	1,781
TOTAL	165.5	1,781

Services

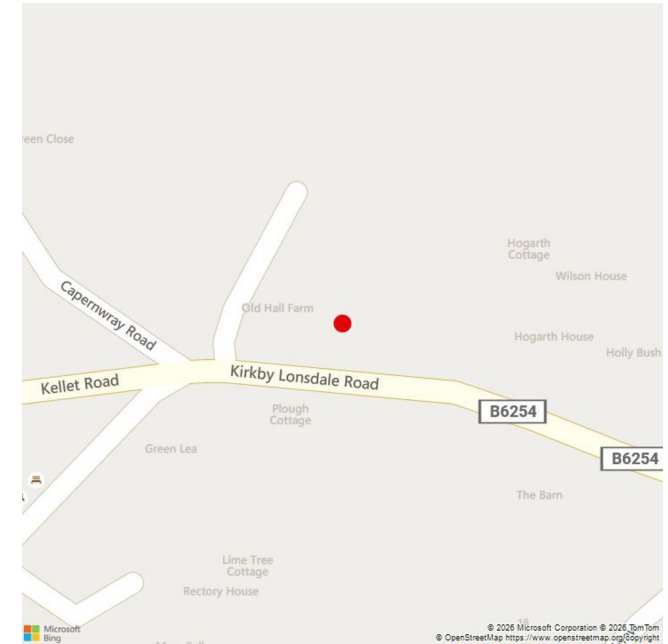
Fully Serviced Site, Mains Gas, Electric, Drainage, Water

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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