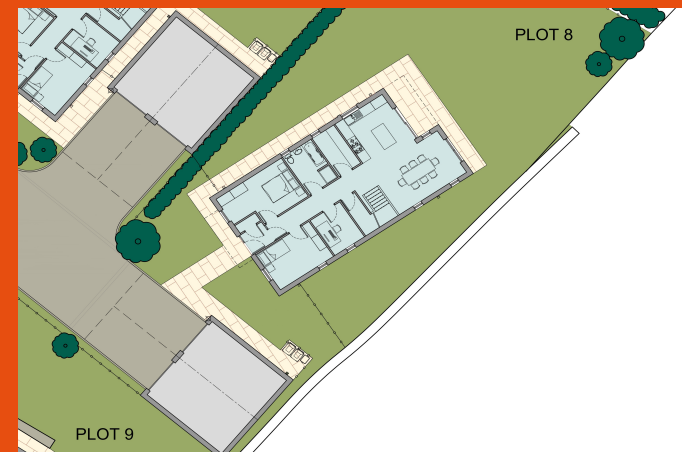




PLOT 8, RESIDENTIAL DEVELOPMENT, SERVICED BUILDING PLOT WITH PLANNING PERMISSION SUBMITTED, OVER KELLET

FOR SALE £210,000 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 8 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 superb opportunity to acquire a spacious fully serviced residential building plot with full planning permission submitted for an impressive detached two-storey dwelling extending to approximately 186.4m. Positioned towards the eastern side of the development, the plot benefits from attractive north and north east-facing aspects and offers the perfect setting for a high-quality contemporary home. Ideal for self-build purchasers or developers alike, the plot combines generous proportions with an approved modern design, creating an exciting opportunity to deliver a premium bespoke residence.

Accommodation

The submitted plans propose a stylish contemporary property combining natural stonework, render, timber cladding, and slate roofing, carefully designed to complement the surrounding environment while delivering strong architectural appeal. Subject to obtaining any required planning approvals, purchasers may have the opportunity to personalise aspects of the external finish and detailing. Internally, the property offers complete flexibility of specification, allowing buyers to create a home tailored entirely to their own tastes and requirements.

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

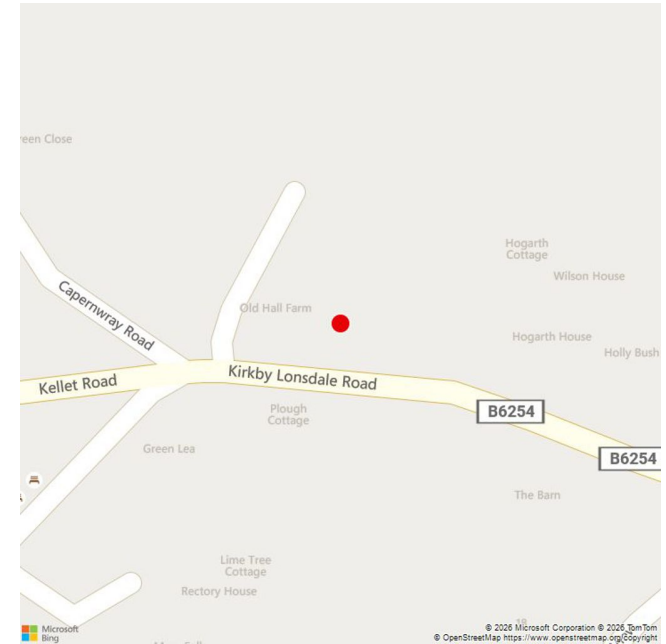
Services Available, Mains Gas, Electric, Drainage, Water

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

Damien Finnigan
07891299276
damien@fwcommercial.co.uk