

BANKS

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Agricultural | Residential | Commercial

Two Building Plots at Kym Rose Cottage, Eaves Lane, Woodplumpton, Preston, PR4 0BH

For Sale by Private Treaty

Guide Price: OIRI £250,000



An excellent opportunity to acquire 0.23 acres (930.16 sqm) of land with Permission in Principle for the erection of upto two dwellings. The Subject Property is located in close proximity to the villages of Woodplumpton, Barton, Bilsborrow and Eaves. The property is considered to be of interest to developers and self-builders.

Location

The land is located north of the village of Woodplumpton and south of Barton, it is particularly well-suited for families, with Woodplumpton St. Anne's C of E Primary School, St Marys Catholic Primary and Broughton High School all in close proximity.

While enjoying a quiet sought after position on Eaves Lane, it is within walking distance of The Plough at Eaves, Honeywell Farm Shop and a short drive to the Flower Bowl entertainment centre and Barton Grange.

For a wider array of shopping, Preston and Garstang are a short drive away.

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Description

The plots are situated off Eaves Lane, on the rural fringe of Woodplumpton, a desirable village north of Preston. This peaceful hamlet is characterised by open farmland, mature hedgerows, and a scattering of traditional dwellings, offering a tranquil yet well-connected setting for bespoke residential development.

Woodplumpton benefits from:

- A strong local identity and conservation character
- Proximity to amenities in Broughton and Cottam
- Easy access to Preston city centre (approx. 15 minutes by car)
- Excellent transport links via the M55/M6 motorway network
- Nearby schools, pubs, and countryside walks

Boundaries

The boundaries of the land are shown on the Sale Plan contained at the reverse of these Sales Particulars. There may be additional land available by way of separate negotiation.

Method of Sale

The land is offered for sale by private treaty.

Planning

The land is offered for sale with the benefit of planning approval (Permission in Principle) under the Town and Country Planning Order 2016 (as amended) under Planning Reference 06/2023/1354, granted by Preston City Council.

Services

Interested parties should make their own enquiries into the provision of services.

Local Authority

The property lies within the administrative district of Preston City Council.

Address: Town Hall, Lancaster Road, Preston, PR1 2RL
Contact Number: 01772 906900

Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or agent offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: luke@banks-surveyors.co.uk



Flooding

The site sits within Flood Zone 1, the lowest probability of flood risk allocation.

Public Rights of Way

The site is unaffected by any public footpaths and bridleways according to SearchLand.

Title & Tenure

The property is offered for sale Freehold and will be sold with vacant possession upon completion. The Subject Property forms part of the Title held under LA451523.

General

The property is sold subject to a suitable access being provided to Kym Rose Cottage. This will be discussed with interested parties on site.

Photographs, Plans & Measurements

The plans, photographs and measurements are provided for identification purposes only. The Sale Plan can be found on the reverse of these Sales Particulars.

Access

The land has significant road frontage onto Eaves Lane, with a set back access allowing vehicles to enter and exit the site in a forward gear.

Wayleaves & Easements

The property is sold with the benefit of all existing rights of way, covenants, wayleaves, easements and the like.



Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

Banks Chartered Surveyors for themselves and for the vendors or lessors of this property whos agent they are, give notice that:

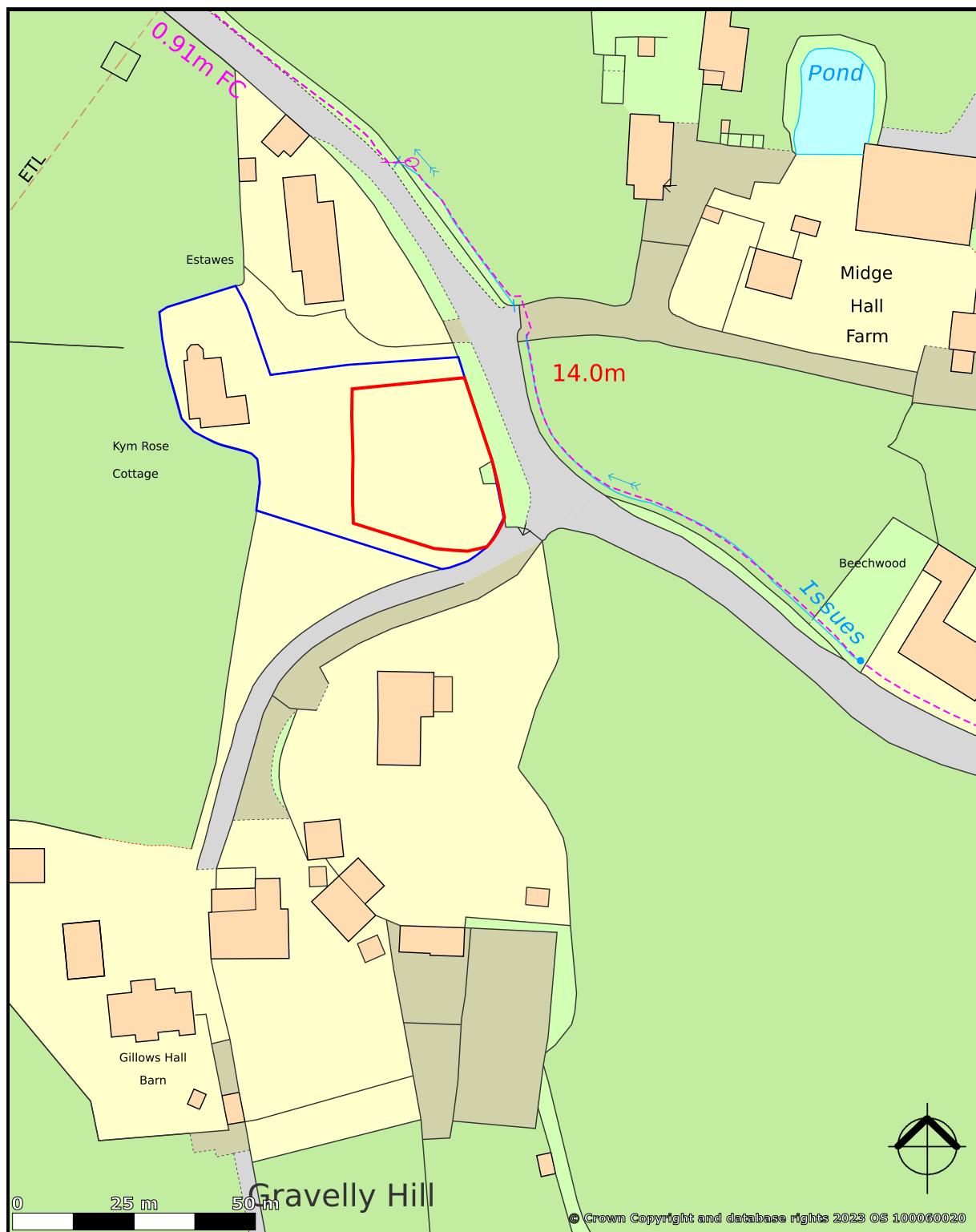
- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- [b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- [c] No person in the employment of Banks Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.
- [d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



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Plotted Scale - 1:1,250

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Preston, PR4 0BH