

DRAFT



Blackpool: 10 miles

Preston: 5 miles

Lancaster: 15 miles

BUILD YOUR OWN HOME ON BRIERLEY LANE, CUDDY HILL, PRESTON, PR4 0BP

Fantastic Opportunity to purchase two generous sized development plots benefitting outline planning permission.

- * Prime semi-rural location
- * **0.60 acre (2,500 sq. m)**
- * Excellent local amenities
- * **Design/build your own home**
- * Available separately
- * **Price on application**

Description:

Excellent opportunity to purchase a either one or two self-build building plots in a popular semi-rural location to the North of Woodplumpton and West of Barton with good links to **A6** and the **M6 and M55 motorway connections; perfect for commuters!** The land (edged red on the plan) is adjacent Brierley Lane and is very accessible to local amenities including Honeywell's Farm Shop, The Plough Inn and Barton Grange; a choice of reputable schools; to Blackpool, Preston or Lancaster and beyond.

The site (hatched green on the plan) comprises approx. 0.46 acres (1,887 sq. m) of level ground with planning permission in principle ('outline planning') for up to two detached residential dwellings, with access off Brierley Lane, in a desired semi-rural location, giving you the perfect opportunity to **create and build your own property**. For the avoidance of doubt the total area of land offered for sale comprises 0.60 acres.

Purchasers to note the Vendor is prepared to split the site and sell plots individually.

Planning permission in principle was granted by Preston City Council on 20 May 2020 (ref: 06/2020/0486) with a copy of the decision notice detailed below. Full details can be downloaded from Preston City Council's website.

The Purchaser to be responsible for the erection and future maintenance of a boundary fence, to a minimum height of 1,830mm (6'), between point A - B - C on the plan.

Town and Country Planning Act 1990
Town and Country Planning (Permission in Principle)
Order 2017



PERMISSION IN PRINCIPLE

Application no: 06/2020/0486

Agent:

Miss Courtney Evason,
Steve Abbott Associates LLP
Broadword House
2 Stonecrop
North Quarry Business Park
Appley Bridge
Wigan
WN6 1DL

Applicant:

Mr Brent Whiley
C/O Agent

Decision date: 26-Jun-2020

Valid date: 20-May-2020

Development proposed:

Permission in Principle for up to 2no. dwellings

at:

Land corner of Eaves Lane and Brierley Lane, Preston, PR4 0BJ

Preston City Council hereby give notice that **PERMISSION IN PRINCIPLE HAS BEEN GRANTED** for the carrying out of the above development in accordance with the application plans and documents submitted or as may otherwise be amended following written approval by the Local Planning Authority.

INFORMATIVE:

Compliance with paragraph 38 of the National Planning Policy Framework

The Local Planning Authority has acted positively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it

Note

For rights of appeal in respect of any conditions attached to the permission see the attached notes.

CM Hayward
Director of Development

Development Directorate
Preston City Council
Town Hall
Lancaster Road
Preston
PR1 2RL

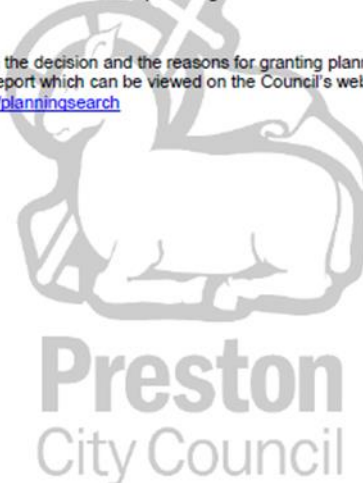
is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

NOTES:

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.

You are advised that as of 30th September 2013, the Central Lancashire Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL applies to all applicable planning permissions granted on or after this date. The development has been assessed and it is the Council's view that it is CIL LIABLE. CIL Liability is not calculated at outline or permission in principal stage. However this development will be CIL liable on approval of the final reserved matters or technical details consent, if approved. Further details are available on the Councils website www.preston.gov.uk/CIL

For further details on the decision and the reasons for granting planning permission please see the application report which can be viewed on the Council's website www.preston.gov.uk/planningsearch





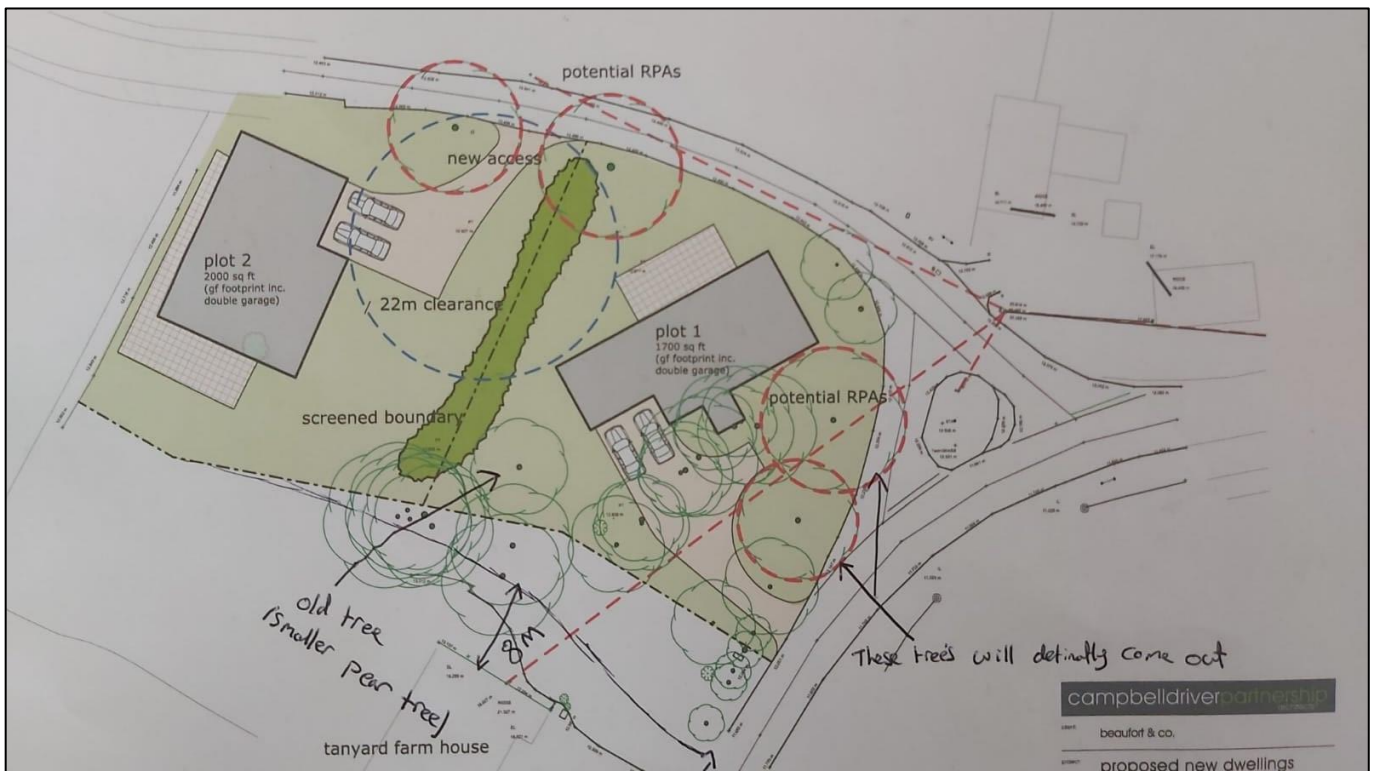
Services:

Mains water and electricity are close by and available subject to application by the purchaser. Connection quotes have been requested and are as follows:

- i) Water: £TBC including VAT for two connections (##### 2021)
- ii) Electricity: £TBC including VAT - connection only (##### 2021)

Purchasers to note that these quotes should only be deemed indicative. Actual costs subject to final application by the purchaser.

Indicative Site Layout Plan:



Viewing: At any daylight hour with a set of these particulars to hand, plots visible from Brierley Lane.

Tenure: Freehold with vacant possession upon completion.

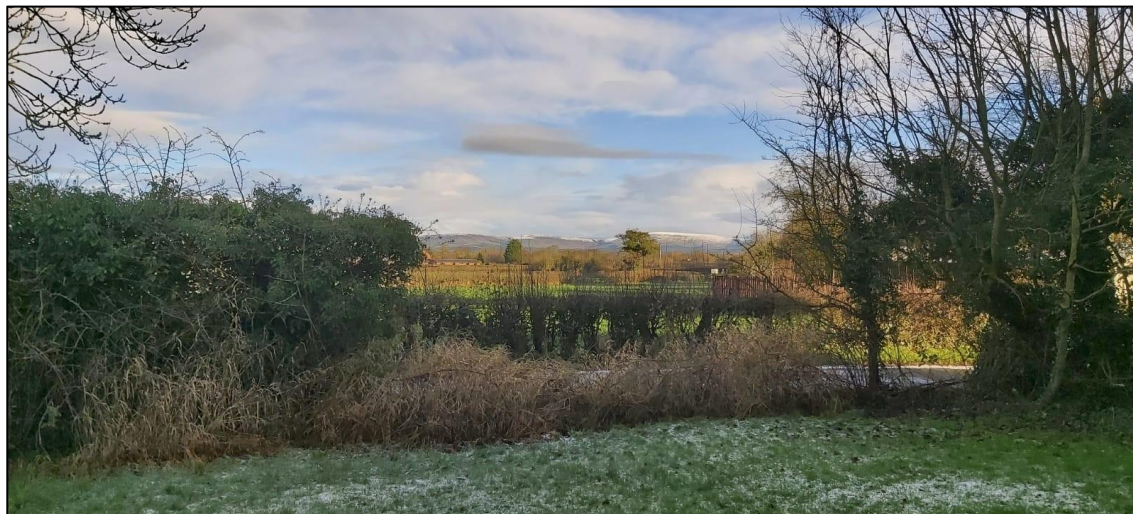
Local & Service Authorities:

Lancashire County Council; PO Box 78, County Hall, Fishergate, Preston, PR1 8XJ

Preston City Council; Town Hall, Lancaster Road, Preston, PR1 2RL Tel: (01772) 906900

Electricity North West; 304 Bridgewater Place, Birchwood Park, Warrington, WA3 6XG Tel: 0800 195 4141

United Utilities; Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP Tel: 0345 672 2888

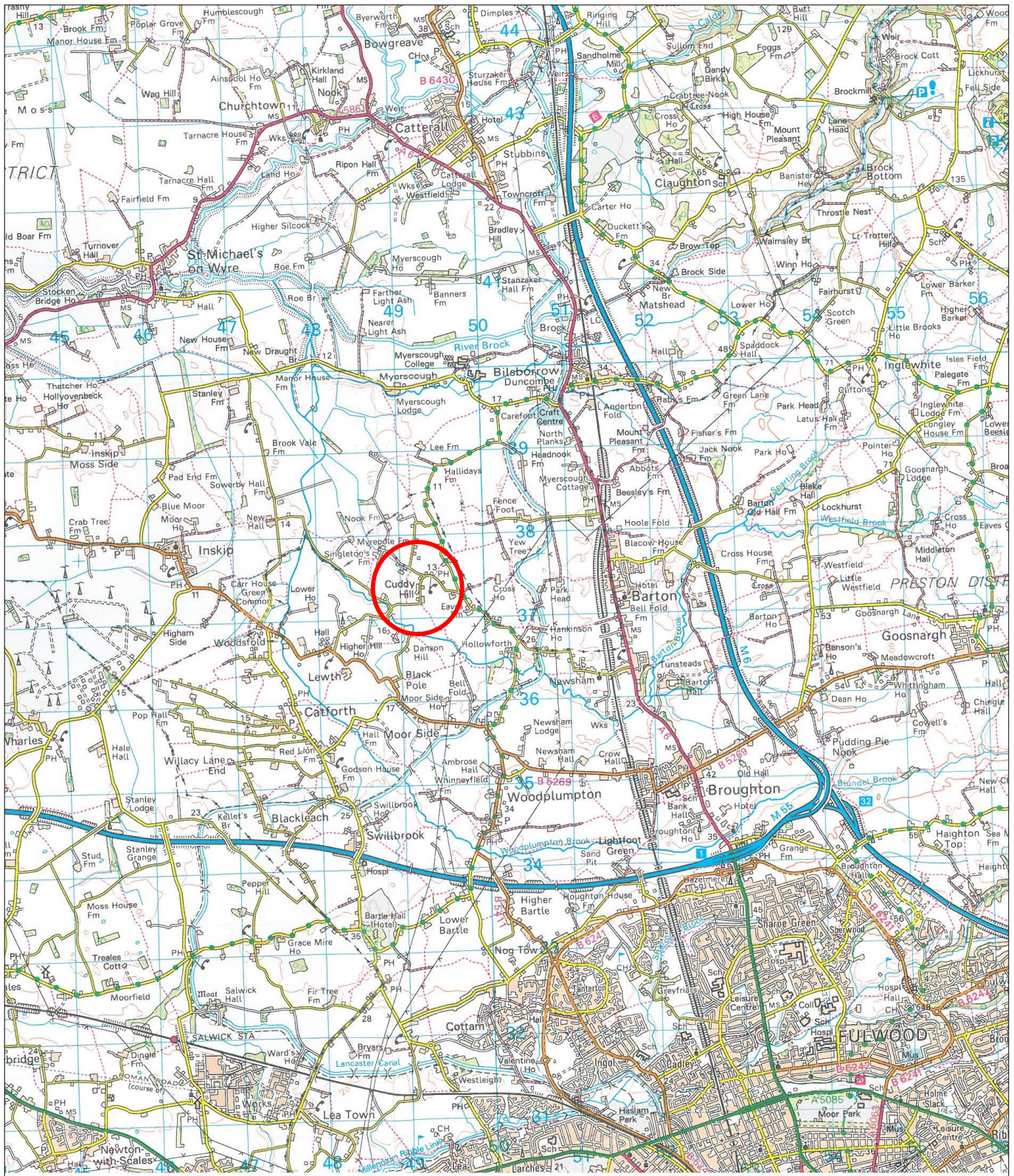


Rights and Easements: The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

Sales particulars and plans: The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Selling Agents. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

Disputes: Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

Money Laundering Regulations: Under 'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017' (SI 2017/692), brought into effect in June 2017, we are now required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers will be required to complete an Identification Verification Questionnaire (which will incorporate prescribed information (identification documentation etc.) and provide photographic identification (a current passport or driving licence) and proof of address (utility bill no older than three months or current council tax bill). The prospective purchaser will be required to agree to a search via Experian to be undertaken to verify the information provided (please note the Experian search will NOT involve a credit search).



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rturner.co.uk



MISREPRESENTATION ACT 1967:
Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.