RTS Richard Turner & Son AUCTIONEERS, VALUERS & ESTATE AGENTS Est 1803 PG156

For Sale By Direction of SR Design & Build Ltd and K & R developments Ltd.

Circa 0.80 Acre Superior Residential development Site with Detailed Planning Permission for 5 Detached Dwellings in a Fabulous Village Fringe Position with Lovely Rural Views



known as

Pennine View Greenhead / Greenfoot Lane Low Bentham, Nr Lancaster, LA2 7ES

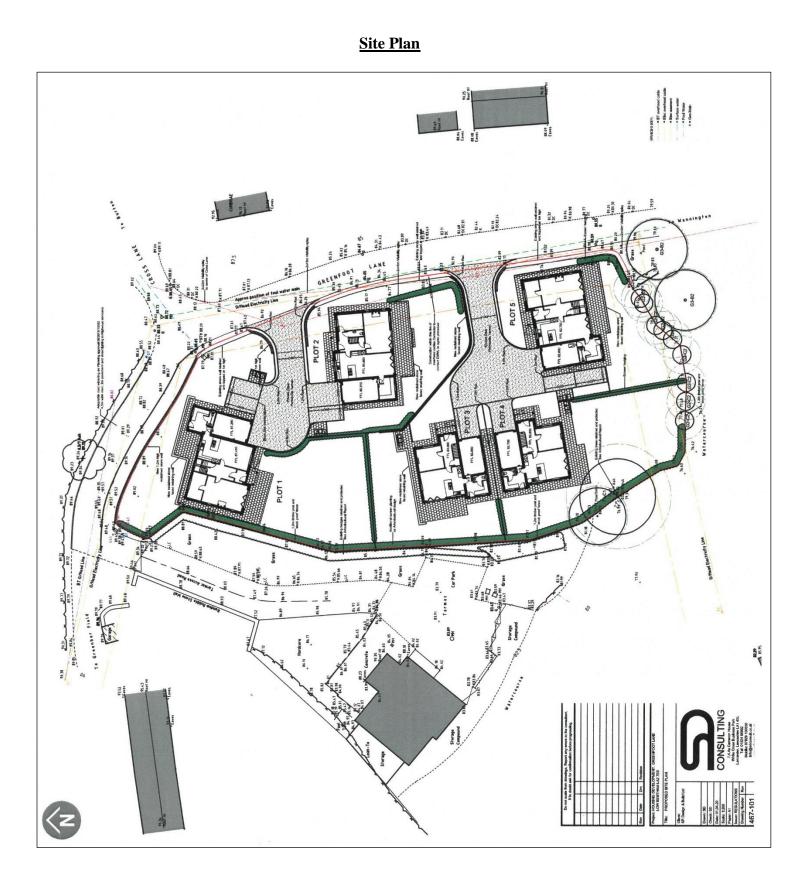
Price: REDUCED to £399,999

A rare opportunity to purchase an excellent development site with full detailed planning consent for 5 superior 3 & 4 bedroomed detached dwellings with integral garages and having no planning conditions attached. The site also has the benefit of the ready provision of all structural designs including footings, retaining walls, drainage, cut and fill, driveways and splays, arboriculture assessment / planting scheme, SAP, EPC and water reports for each property, topographical survey and ecological appraisal and therefore this site is READY TO BUILD upon completion of the sale.

Services:	All mains services available and B4RN Hyperfast broadband available subject to application by the purchaser.
Tenure:	Freehold with vacant possession upon completion.
Viewing:	At any time whilst accompanied by a set of these descriptive sales particulars
Solicitors:	Vincents Solicitors, 4 Winckley Square, Preston, PR1 3JJ Tel: 01772 555176
Agents:	Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444. Through whom all offers and negotiations should be conducted.

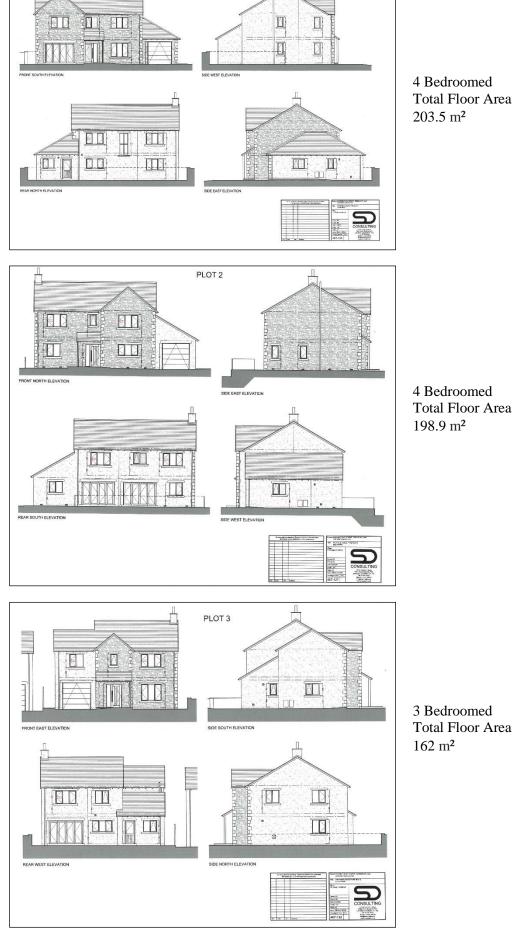
Planning consent Layout Plan and elevation plans attached Further relevant documentation available upon request.

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF



Plans / Plots 1, 2 & 3

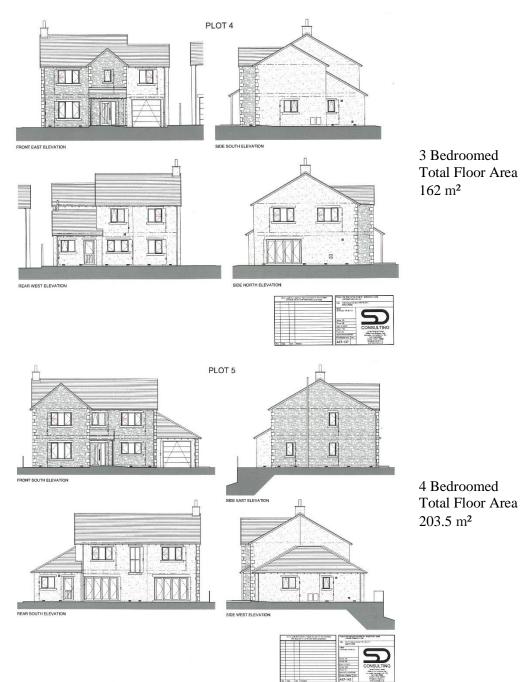
PLOT 1



Total Floor Area

Total Floor Area

Plans / Plots 4 & 5



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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



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