

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.**

# Site Plan



## Plans / Plots 1, 2 & 3



4 Bedroomed  
Total Floor Area  
203.5 m<sup>2</sup>



4 Bedroomed  
Total Floor Area  
198.9 m<sup>2</sup>



3 Bedroomed  
Total Floor Area  
162 m<sup>2</sup>

## Plans / Plots 4 & 5



3 Bedroomed  
Total Floor Area  
162 m<sup>2</sup>



4 Bedroomed  
Total Floor Area  
203.5 m<sup>2</sup>

**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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