

BUILD YOUR OWN HOME ON EAVES LANE, PRESTON, PR4 0BP

Fantastic Opportunity to purchase a development plot benefitting planning permission in principle with **additional land by negotiation!**

- *Prime semi-rural location
- ***Design/build your own home**
- ***up to 3.25 acre site**
- *Open Countryside
- *Excellent local amenities
- * **Price on application**

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

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

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

Viewing: At any daylight hour with a set of these particulars to hand.

Tenure: Freehold with vacant possession upon completion.

Description:

Unique opportunity to purchase a self-build building plot with land to make that **lifestyle change you have been looking for**. The site (shaded blue on the plan) is adjacent Eaves Lane and is very accessible to local amenities; a choice of reputable schools; **M6 and M55 motorway connections** for easy commuting to Blackpool, Preston or Lancaster.

The land hosts a 0.25 acre plot (shaded blue on the plan) of level ground with planning permission in principle for one residential dwelling. Please note this is half of an original two dwelling plot as the northern half has been sold for one dwelling also. Being in a desired semi-rural location this is providing you the perfect opportunity to **create and build your own property set in up to 3.25 acres**.

There are few opportunities to purchase a site to design and build your own home **with the added benefit of additional land** to either enjoy with family and friends or keep livestock or your horse or simply exercise the dogs.

Planning permission in principle was granted by Preston City Council on 1 August 2019 (ref: 06/2019/0779) with a copy of the decision notice detailed below. Full details can be downloaded from Preston City Council's website.

Services:

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

- i) Water £2,062.40 including VAT for two connections (September 2019)
- ii) Electricity: £1,524.71 including VAT – connection only (September 2019)

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

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.

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

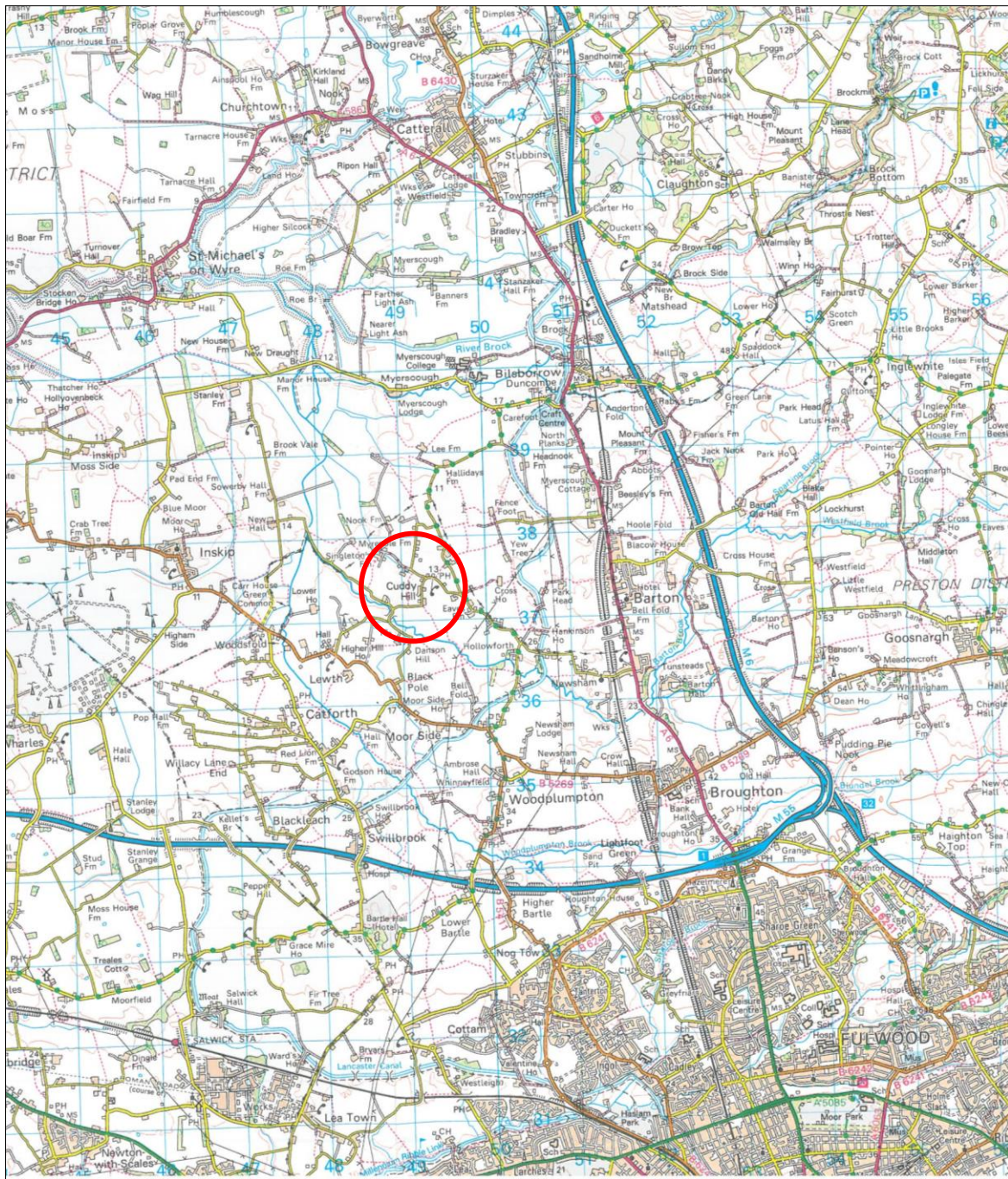


United Utilities; Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP Tel: 0345 672 2888

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.

<p>Town and Country Planning Act 1990 Town and Country Planning (Permission in Principle) Order 2017</p> <p>PERMISSION IN PRINCIPLE</p> <p>Application no: 06/2019/0779</p> <p>Agent: Daniel Hughes, PWA Planning 2 Lockside Office Park, Lockside Road Preston PR2 2YS</p> <p>Decision date: 01-Aug-2019</p> <p>Development proposed: Permission in Principle Application for up to 2no. dwellings at: Land west of, Eaves Lane, Preston, PR4 0BH</p> <p>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.</p> <p>INFORMATIVE: <u>Compliance with paragraph 38 of the National Planning Policy Framework</u></p> <p>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 is decided to grant planning permission in accordance with the presumption in favour of sustainable development.</p> <p>Note For rights of appeal in respect of any conditions attached to the permission see the attached notes.</p>	 <p>Preston City Council</p> <p>Applicant: Mr John Duxbury C/O Agent</p> <p>Valid date: 26-Jun-2019</p> <p>City Council</p>
<p>NOTE:</p> <p>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.</p> <p>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. Full details are available on the CIL liability notice and on the Council's website www.preston.gov.uk/CIL</p> <p>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</p>	



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).

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.