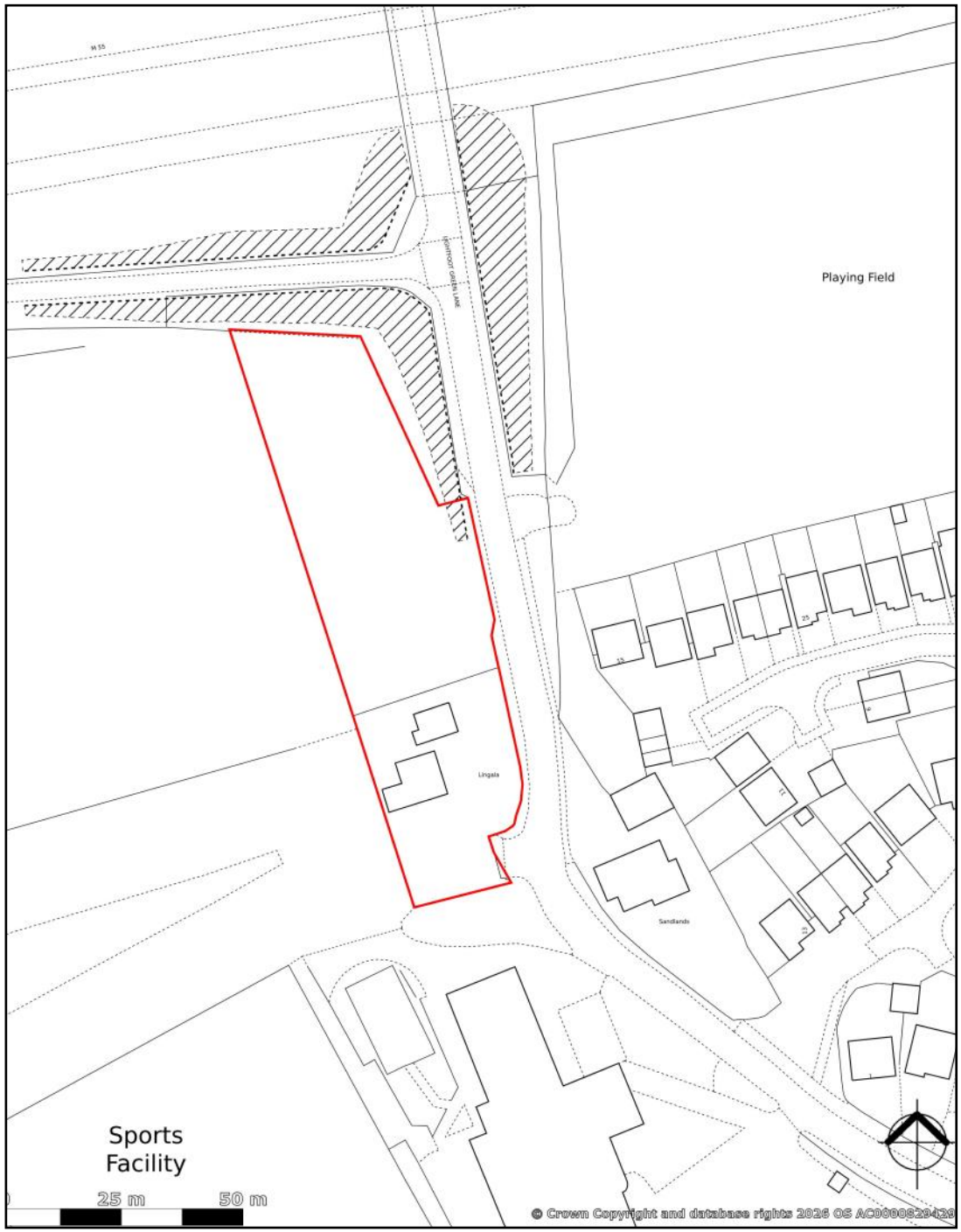


Development Opportunity, Lightfoot Green Lane, PR4 0AP

O.I.R.O. £700,000





Lightfoot Green Lane,
Preston PR4 0AP

Offers in the region of £700,000

DEVELOPMENT OPPORTUNITY

- Detached 3 bedroom, 3 reception room family house with detached garage.
- Planning consent for the erection of 5 x detached dwellings
- Plot extending to 1.21 Acres [0.49 Hectares].
- Sought after location off Lightfoot Green Lane.
- Good access to main road and motorway.





Set back from Lightfoot Green Lane, adjacent to Preston Grasshoppers, this is a superb development opportunity to purchase an existing 3 bedroom detached family house together with detached garage and gardens, together with an adjoining plot which now has detailed planning consent for five detached family homes with excellent accessibility onto Lightfoot Green Lane.

Set in a very popular sought after location, extremely accessible for the main road and motorway network and just a short drive from the amenities of Fulwood where there are schools, shops, supermarkets, healthcare providers. The M6 and M55 junctions just a short drive away.





Existing property

Set to the front of the overall plot, the existing property is a detached substantial 3 bedroom, 3 reception room family dwelling with independent driveway, gardens front and side and a large single-storey detached garage and store which could easily be converted home office or gymnasium.

The house is well-presented although has the ability to be adapted and changed to suit buyer requirements.

A lovely wide open entrance hallway with stairs off, leads to front reception room with fireplace, window overlooking front garden. Lounge with a feature chimney breast, front facing windows, well-presented kitchen with integral appliances, wall and floor mounted kitchen units, tiled splash backs, spotlights and rear door. Dining room with French doors leading to patio. To the first floor can be found a large principal bedroom with an en-suite shower room, two further good-sized bedrooms and a large family four-piece bathroom.

Externally a large detached double garage and adjacent store. The house enjoys a good level of privacy with its own independent driveway.

Plot 1

Proposed floorplans & elevations



Side Elevation (North)



Front Elevation (East)



Side Elevation (South)



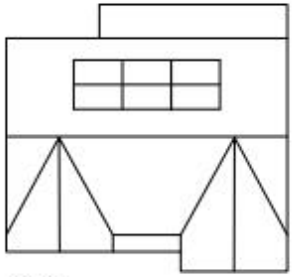
Rear Elevation (West)



Ground Floor Plan



First Floor Plan



Roof Plan



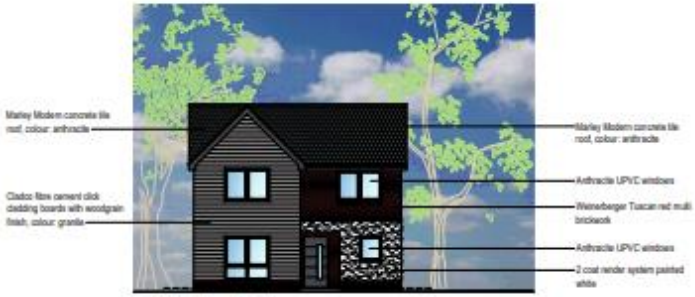


Plot 2 & 3

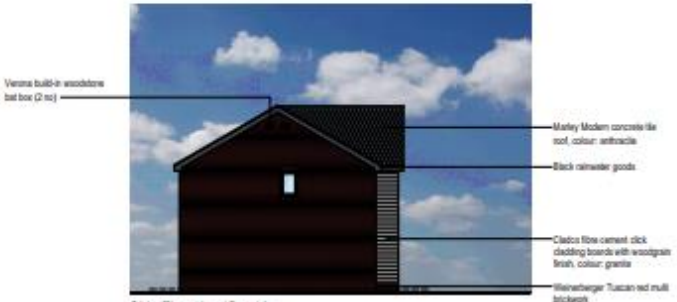
Proposed floorplans & elevations



Side Elevation (North)



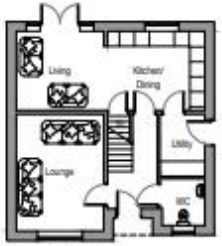
Front Elevation (East)



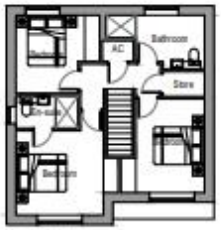
Side Elevation (South)



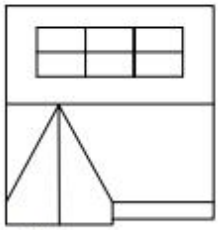
Rear Elevation (West)



Ground Floor Plan



First Floor Plan



Roof Plan





Plot 4 & 5

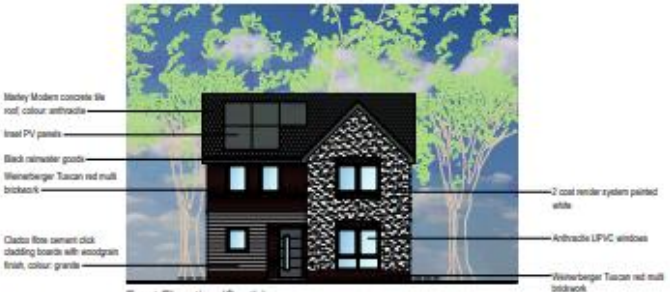
Proposed floorplans & elevations



Rear Elevation (North)



Side Elevation (East)



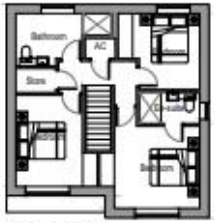
Front Elevation (South)



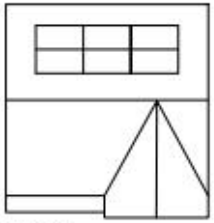
Side Elevation (West)



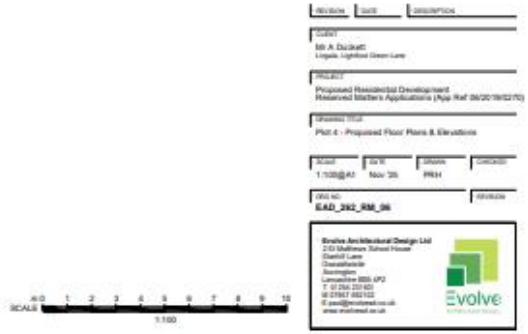
Ground Floor Plan

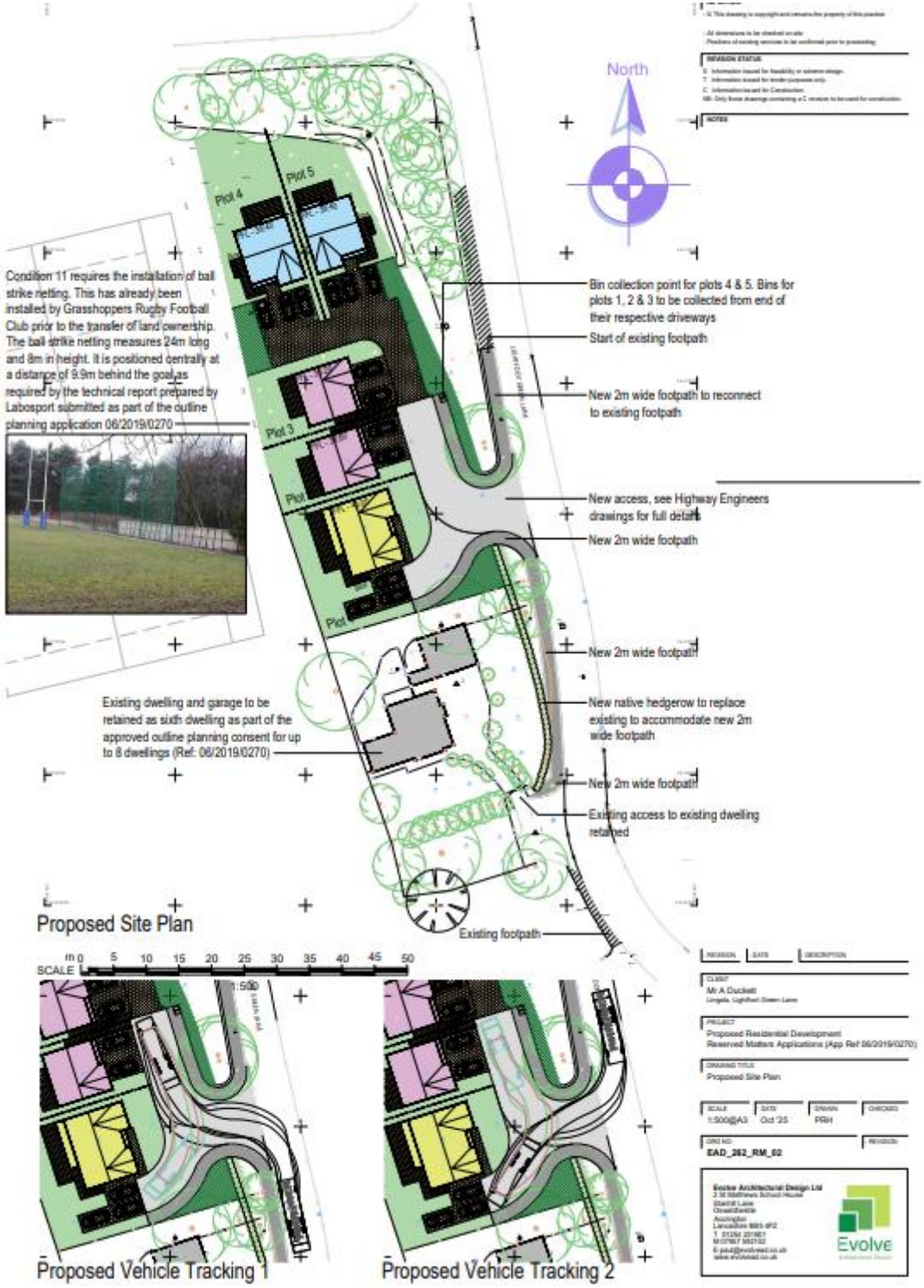


First Floor Plan



Roof Plan





Residential Development Plots

The adjoining garden plot has consent for the erection of five dwellings via a reserved matter application 06/2025/1224 following original outline permission 06/2019/0270. The planning consent provides for five individual bespoke traditional two storey red brick with concrete tiled roof with modern twist, insert PC panels.

Plot 1 comprising of entrance hallway, study, lounge, utility, open plan kitchen diner living room and to the first floor Master bedroom with ensuite and dressing room, three further bedrooms and family bathroom.

Plots 2 and 3 red multi brick with Marley modern concrete tiled roof, insert PV panels. Internally entrance hallway, cloakroom, utility, open plan kitchen diner living room, separate lounge. To the first floor principal bedroom with en-suite, two further bedrooms and bathroom.

Plots 4 and 5 traditional style with Tuscan red multi brick Marley modern concrete tile roof with insert PV panels with part-rendered front Internally with cloakroom, utility, open kitchen diner living room, separate lounge. To the first floor Master bedroom with ensuite shower room, two further bedrooms, family bathroom and airing cup-board.

Technical Information

All plans and documentation are held on Preston Planning Portal.

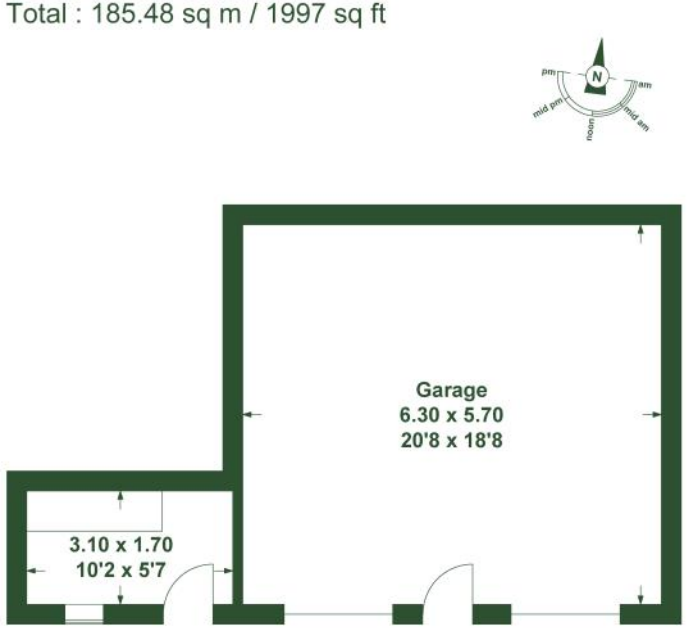
Planning Information

For further information relating to planning permissions please contact : Paul Henderson, Evolve Architecture Design email paul@evolvead.co.uk

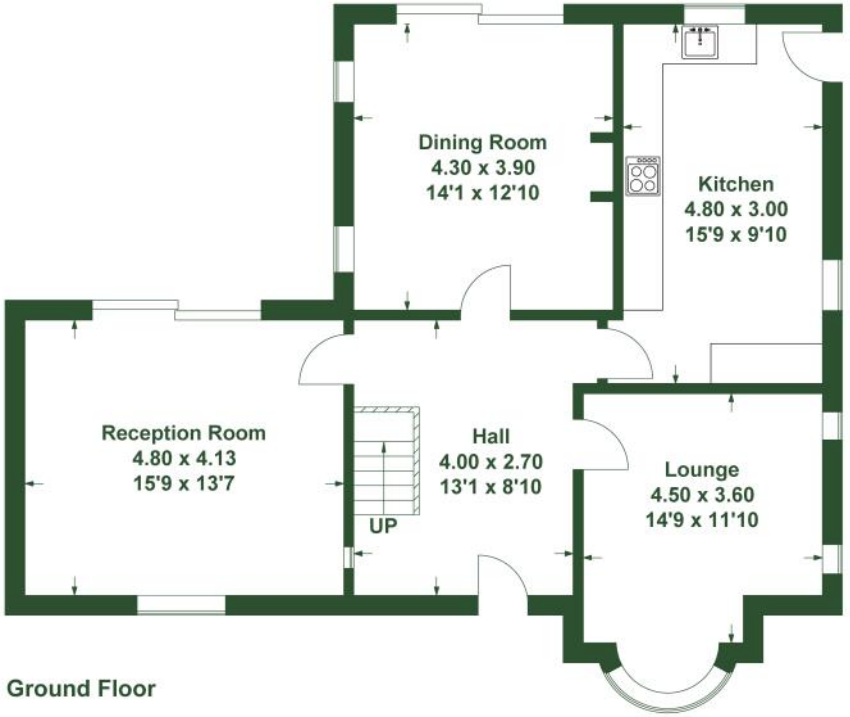
EXISITNG PROPERTY FLOORPLAN

Approximate Gross Internal Area : 144.05 sq m / 1551 sq ft
Garage : 41.43 sq m / 446 sq ft
Total : 185.48 sq m / 1997 sq ft

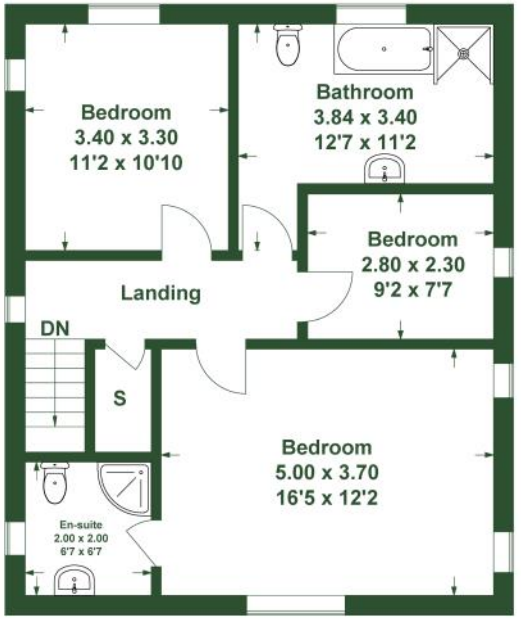
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Garage

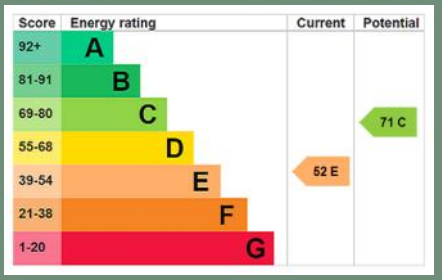


Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at 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. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



General Remarks

Services: We confirm that mains water, electricity and gas are available to the site. Potential purchasers will need to make their own investigations on the provision and separation of services including foul drainage prior to exchange of contracts.

Access: Access to the site will be available directly off Lightfoot Lane, a public adopted highway.

Planning: All planning documents can be found on the Preston City Council's Planning Portal. The latest Planning Consent reference: Reserved Matters 06/2025/1224. Outline Planning 06/2019/0270.

Listed building : Not applicable.

Restrictive Covenants: None known.

Conservation Area / AONB : The property is not contained within a conservation or an AONB area.

Easement, and Wayleaves or Rights of Way : We are not aware of any easements or wayleaves affecting the subject property.

Footpaths / Bridleways : Please note that there is a public footpath adjoining the property off Lightfoot Green Lane.

Flooding : The property sits within Flood Zone 1, we are not aware of any flooding events within the last 5 years.

Unimplemented Planning Consents : None

Planning Consents affecting the property : Please see planning documentation.

Coal field / mining area : Not applicable.

Communications : Mobile signal for all providers within the area.

Local Authority: Preston City Council, Town Hall, Lancaster Road, Preston PR1 2RL (www.preston.gov.uk)

Title and Tenure: The property is offered for sale Freehold, held under Titles LAN271417, LAN276278, LAN65030. Vacant possession will be granted upon completion.

Boundary Responsibilities: The purchaser will be responsible for the erection of a suitable stock proof boundary fence within 1 month of completion.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Viewings: All parties wishing to walk the land only should make prior contact and will be strictly by appointment with the agents. Internal inspection of the house is also available by appointment. Specific enquiries to be directed to Richard Furnival.

Photos, Plans and Measurements: The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendors agent will be responsible for defining the boundaries or ownership thereof.

What3words Location : sorters.less.into

VAT: The purchase price will not be subject to VAT.

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Costs: Each party to bear their own legal costs.

SUBJECT TO CONTRACT



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