

Land South of Bridge House, Tabley Lane, Higher Bartle, Preston PR4 0LH

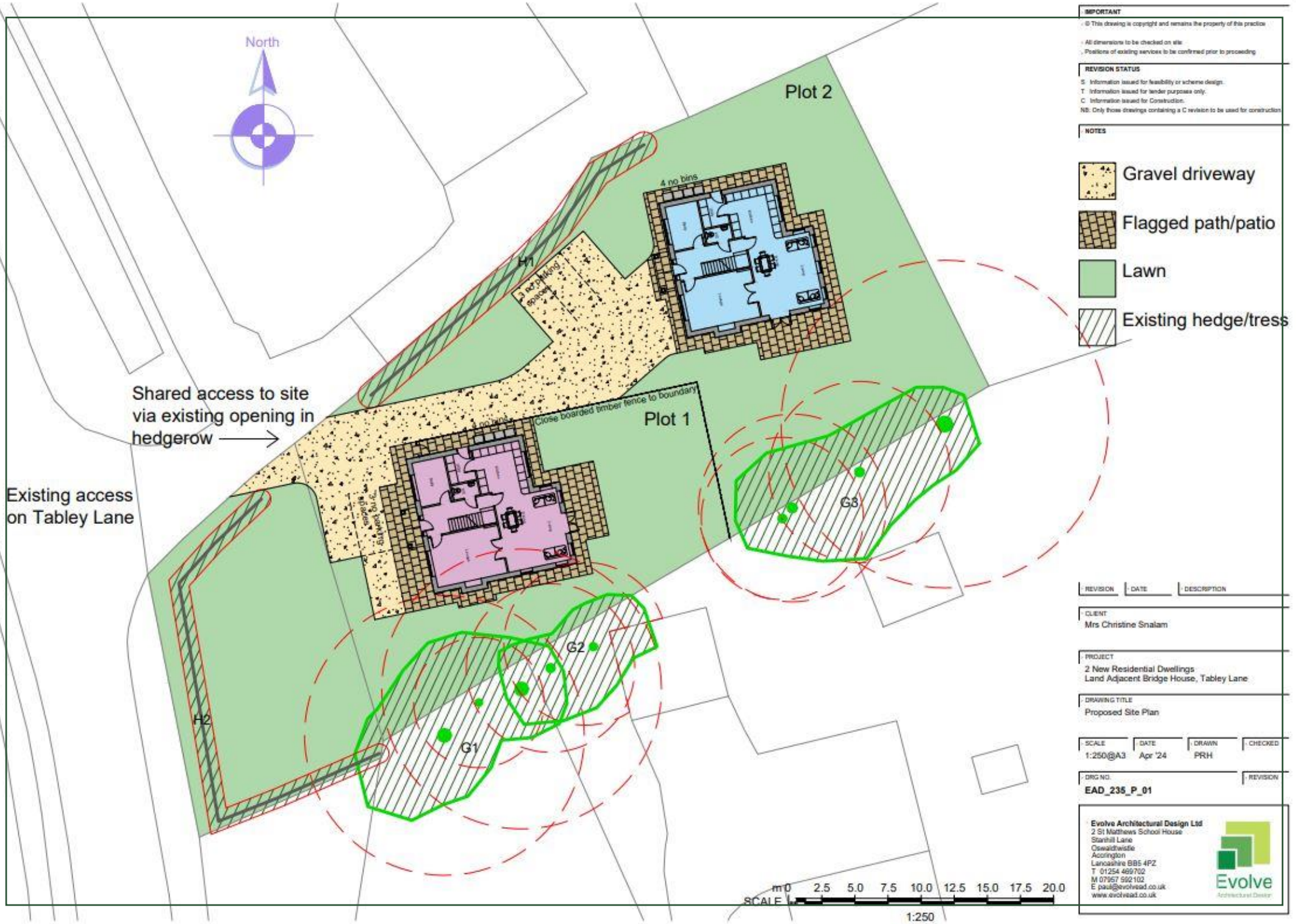
O.I.R.O. £250,000



Land South of Bridge House, Tabley lane, Higher Bartle, Preston PR4 0LH

Offers In the Region of £250,000

- Residential Development Opportunity.
- Planning consent for 2 x detached 4-bedroom bespoke dwellings.
- Sought-after edge of village location.
- Excellent accessibility.



IMPORTANT

- © This drawing is copyright and remains the property of this practice
- All dimensions to be checked on site
- Positions of existing services to be confirmed prior to proceeding

REVISION STATUS

S Information issued for feasibility or scheme design.
T Information issued for tender purposes only.
C Information issued for Construction.
NB: Only those drawings containing a C revision to be used for construction

NOTES

Gravel driveway

Flagged path/patio

Lawn

Existing hedge/tress

REVISION	DATE	DESCRIPTION

CLIENT
Mrs Christine Snalam

PROJECT
2 New Residential Dwellings
Land Adjacent Bridge House, Tabley Lane

DRAWING TITLE
Proposed Site Plan

SCALE	DATE	DRAWN	CHECKED
1:250@A3	Apr '24	PRH	

DRG NO.	REVISION
EAD_235_P_01	

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Evolve
Architectural Design





Superb opportunity to purchase a desirable plot of land extending to **0.42 Acres** (0.17 Hectares) OTA with the benefit of detailed planning consent for the erection of 2 detached four-bedroom bespoke dwellings. The site is situated off Tabley Lane, five minutes from motorway network and just a short drive into Preston City Centre, less then on hour from the Lake District and great transport links to Preston, Lancaster, Blackpool not to mention a range of Ofsted rated primary and secondary schools.

Development plots of this nature and location are rarely seen on the open market. The property affronts Tabley Lane and has the benefit of mature hawthorn hedging offering screening and privacy and enjoying a semi-rural outlook to the east and west elevations.

The plot will be accessed via a shared access onto site, with the design of the houses to complement the surrounding area with an oak framed porch/canopy, composite framed windows, stone head and sill window facings, rustic red multi-facing brick under slate roof with PV panels. Each dwelling will comprise four bedrooms and three bathrooms to the first floor and on ground floor having open plan living kitchen area with a further lounge, study, cloakroom, utility and entrance hallway, ideal for modern day living.

The full suite of planning documents can be found on Preston City Council's Planning Portal reference **06/02023/1203**. Planning consent was granted on 15th August 2024.



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

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NOTES

REVISION	DATE	DESCRIPTION

CLIENT
Mrs Christine Snalam

PROJECT
2 New Residential Dwellings
Land Adjacent Bridge House, Tabley Lane

DRAWING TITLE
Proposed Elevations (Plot 1)

SCALE	DATE	DRAWN	CHECKED
1:100@A3	Apr '24	PRH	

DRG NO. EAD_235_P_03

REVISION

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General Remarks

Services: We confirm that there are no currently no services available on site. Potential purchasers would need to make their own investigations on the provision of services including foul drainage prior to exchange of contracts. A full suite of services are available within the locality and foul drainage is available just a short distance from site.

Access: Access to the site will be available directly off Tabley Lane as shown by the indicated site plans.

Planning: All planning documents can be found on the Preston City Council Planning Portal with the planning references; 06/2023/1203.

Infrastructure Levy: In accordance with Preston City Councils Planning Policy a Community Infrastructure Levy (CIL) will be payable by the purchaser/developer. The current CIL rate for Preston City Council is £64 per square metre times indexation rate. The purchaser should make their own investigations. The gross floor space of the development .

Listed building : None known.

Restrictive Covenants: None known.

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

Easement, and Wayleaves or Rights of Way : The property has a full unrestricted right of access from Tabley Lane. We are not aware of any wayleaves affecting the subject property. We are aware of an easement in favour of United Utilities.

Footpaths / Bridleways : We understand that there are no footpaths affecting the property.

Flooding : The property sites within Flood Zone 1 with no history of flooding to the site.

Unimplemented Planning Consents : None

Planning Consents affecting the property : Please see Planning documentation.

Coal field / mining area : Not applicable.

Communications : Mobile signal for majority of providers within the area.

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

Photos, Plans and Measurements: The plans, photos and measurements provided within the dales 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.

Health and Safety: Given the potential hazards of a previous working farm/smallholding, we would ask you to be as vigilant as possible when inspecting the farm for your personal safety, in particular around the farm buildings

Viewings: Viewings of the land may be undertaken in daylight hours with a copy of the Sales Details to hand.

What3words Location : nurse.online.cried

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.

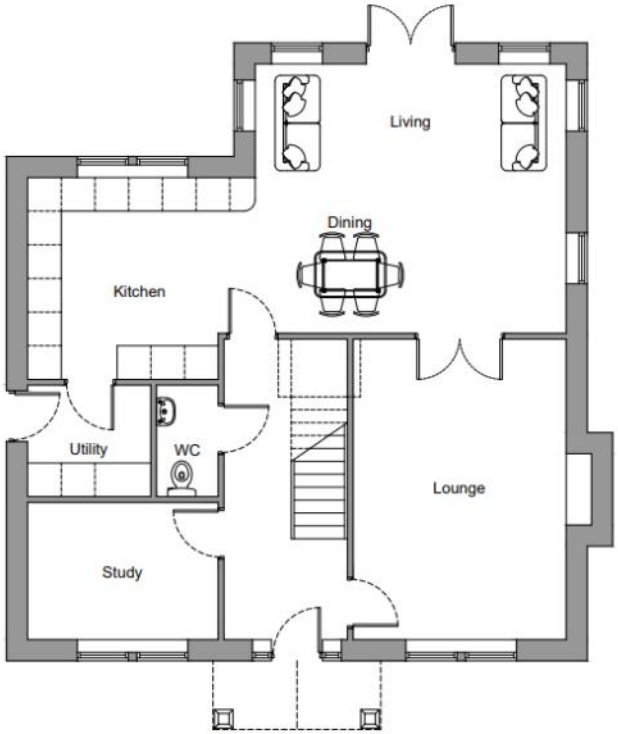
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

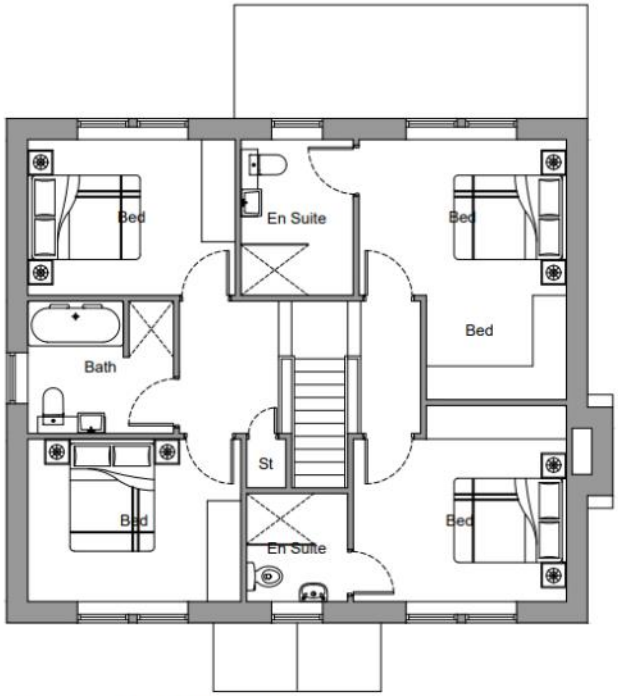
Costs: Each party to bear their own legal costs.

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

SUBJECT TO CONTRACT



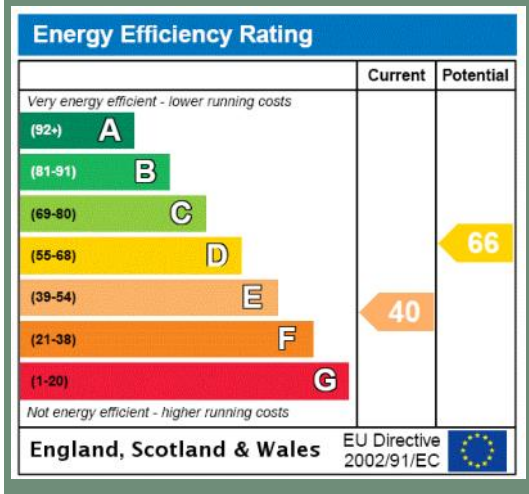
Proposed Ground Floor Plan



Proposed First Floor Plan

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





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