

**BANKS**

## Chartered Surveyors

Agricultural | Residential | Commercial

### Building Plot off Long Croft, Longton, Preston, PR4 5NE

**For Sale by Private Treaty**

**Offers in excess of £135,000**



**A highly desirable building plot with outline planning consent for the development of a bungalow in the thriving village of Longton. The Subject Property is located down the quiet cul-de-sac of Long Croft. The property benefits from easy access to local amenities, including shops, schools and transport links.**

#### Location

The land is situated on Long Croft, a peaceful residential road in the popular village of Longton. Longton is a desirable village located just a few miles south-west of Preston city centre, with easy access to the motorway via the M6 and M65, providing convenient access to Manchester, Liverpool and the Lake District.

The village itself boasts a range of local amenities including shops, cafes, restaurants, pubs, churches, a library and excellent schools, including Longton Primary School.

#### Description

The building plot offers an exciting opportunity for those looking to develop their own home. The plot measures 18.01m x 14.92m or thereabouts and has full planning permission for a bungalow dwelling with 2 bedrooms. The plot is currently vacant, and offers a blank canvas for a homeowner or developer to create a bespoke home that meets their own requirements.

#### Services

Mains services are available nearby, including electricity, water and drainage. Connection to these services will be the responsibility of the purchaser. Interested parties should make their own enquiries into the provision of services.

#### Price

Offers in excess of £135,000

#### Method of Sale

The land is offered for sale by private treaty.

#### Tenure

The property is offered freehold with vacant possession available immediately upon completion.

#### Viewings

Viewings are strictly by appointment only and can be arranged by contacting the agent.

#### Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or Banks Chartered Surveyors offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

#### Planning Permission

Full planning permission has been granted by South Ribble Borough Council for a 2 bedroom detached bungalow. Full details of the planning consent can be found at 07/2022/00063/FUL, which was subsequently allowed at planning appeal.

#### Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: [luke@banks-surveyors.co.uk](mailto:luke@banks-surveyors.co.uk)

#### Notice

As per the Estate Agents Act 1979, as agents, we must declare any personal interest in the subject property, which in this case there is.

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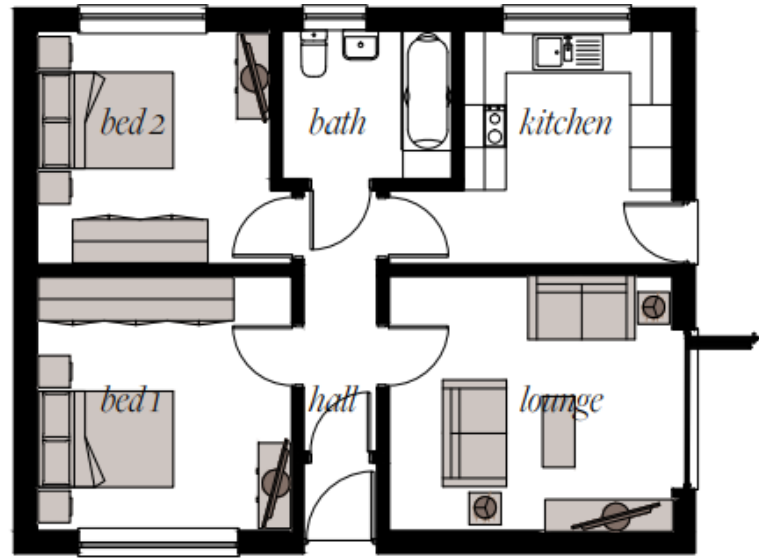
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