BEN ROSE



Higher Walton Road, Walton-Le-Dale, Preston **Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this fantastic opportunity to acquire an individual building plot situated in a desirable residential location. Formerly offered as part of a larger parcel of land, this plot is now available separately, creating an exciting opportunity for developers, builders or private purchasers looking to design and build their dream home.

The plot occupies the land to the side of 201A and offers excellent potential for the construction of a detached dwelling. By offering the plots individually, this presents a more accessible opportunity for a wider range of buyers, from local developers to families wishing to create a bespoke home tailored to their own requirements. A second neighbouring plot is also available by separate negotiation, providing the option for purchasers to acquire one or both plots depending on their individual needs.

Opportunities to secure a self-build plot in an established residential setting are rarely available, making this an excellent investment with significant future potential. Please contact Ben Rose Estate Agents for further information or to arrange a viewing.

South Ribble Council Planning Reference: 07/2025/00794/FUL. The full planning permission has already been granted.

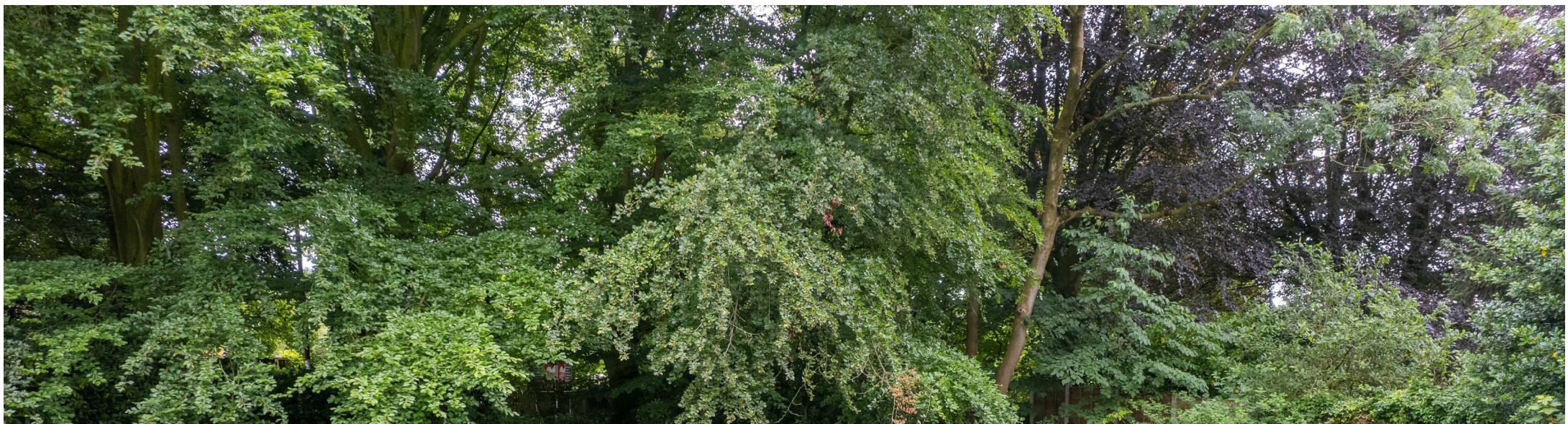




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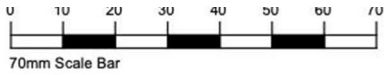


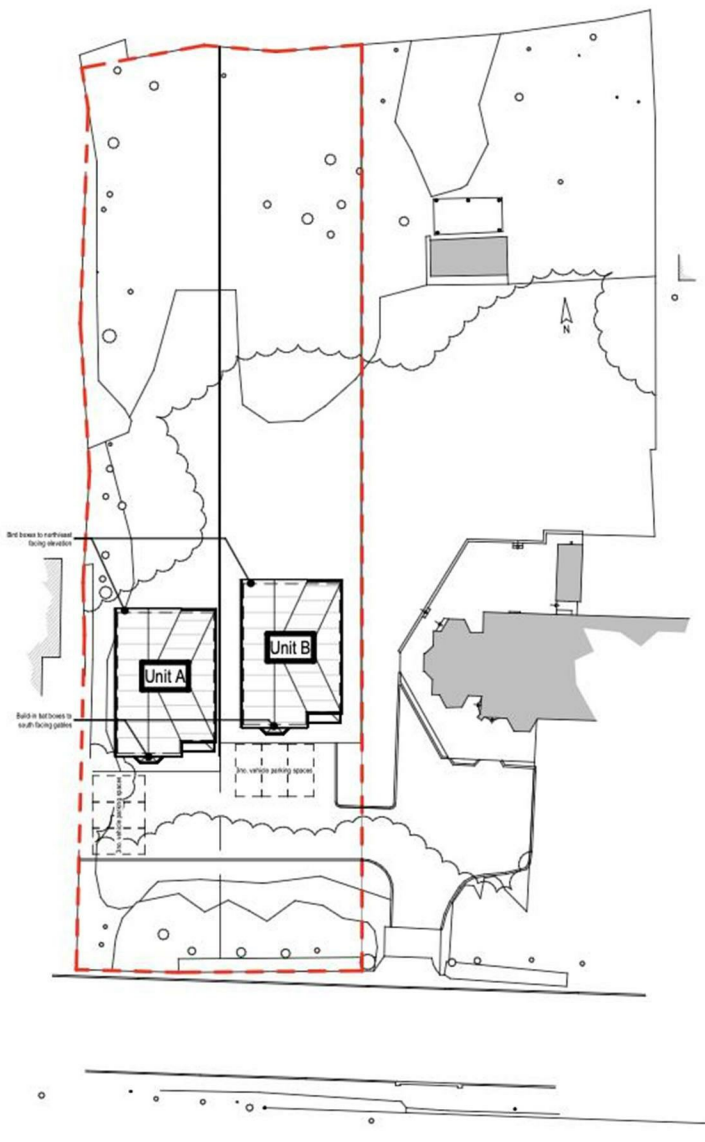


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Client
Ms Riding

Project Address
Charlton Beeches, 201A Higher Walton Road, PR5 4HS

Drawing Title
Proposed Site Plan

Drawing Number	Revision
314-SP-01	

Date	Scale @ A3	Drawn by
06/10/2025	1 : 500	ETC

etc ARCHITECTURAL



70mm Scale Bar

Client
Ms Riding

Project Address
Charlton Beeches, 201A Higher Walton Road, PR5 4HS

Drawing Title
Proposed Street Elevation

Drawing Number | Revision
314-SP-02

Date | Scale @ A3 | Drawn by
06/10/2025 | 1 : 200 | ETC

etc ARCHITECTURAL



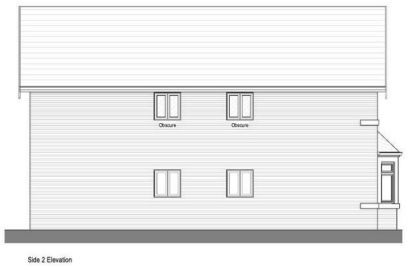
Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation

70mm Scale Bar

Client
Ms Riding

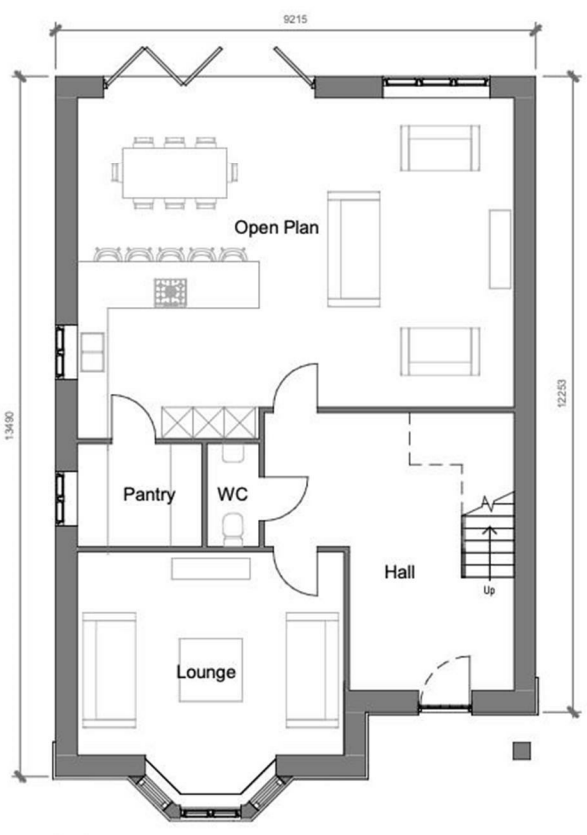
Project Address
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Drawing Title
Proposed Dwelling Elevations

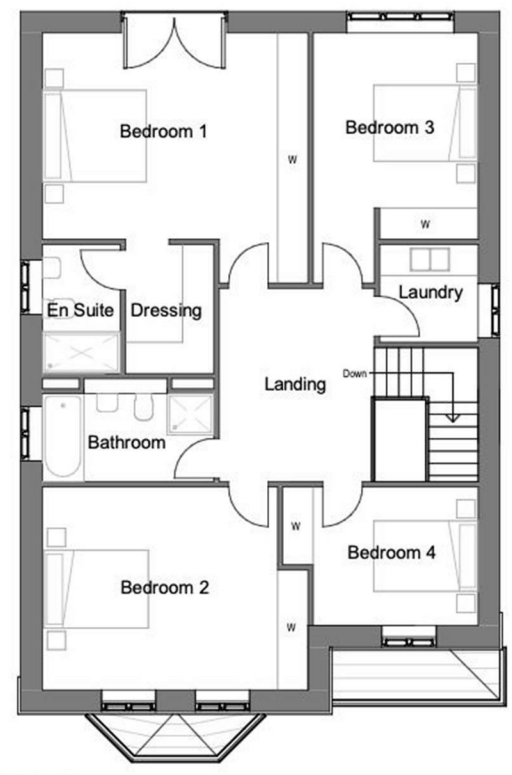
Drawing Number | Revision
314-PL-02

Date | Scale @ A3 | Drawn by
06/10/2025 | 1 : 100 | ETC

etc ARCHITECTURAL



Ground Floor Plan



First Floor Plan

0 10 20 30 40 50 60 70
70mm Scale Bar

Client
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Drawing Title
Proposed Dwelling Floor Plans

Drawing Number | Revision
314-PL-01

Date | Scale @ A3 | Drawn by
06/10/2025 | 1 : 100 | ETC

etc ARCHITECTURAL

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BEN ROSE

The Beeches 201a Higher Walton Road Walton-le-Dale Preston



Promap
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - **1:1250**. Paper Size - **A4**

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

