



Higher Walton Road, Walton le Dale, Preston

Offers In The Region Of £325,000

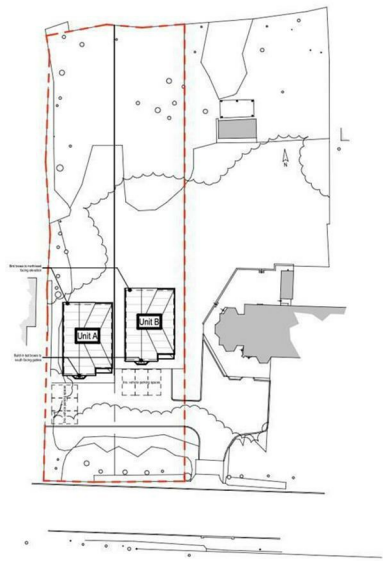
Ben Rose Estate Agents are pleased to present to market this fantastic opportunity to acquire a substantial building plot situated in a desirable residential location. The entire site, positioned to the side of 201A Great Spot, is available and offers the flexibility to either develop two separate building plots or utilise the site as one larger plot, subject to the necessary planning consents.

Full planning permission has already been granted for the construction of two dwelling houses, making this an excellent opportunity for developers, builders or private purchasers seeking a residential development project with planning in place.

The site provides an exciting opportunity to build two individual homes or explore the potential of creating one larger bespoke dwelling, depending on the purchaser's requirements. Its established residential setting and existing planning permission make this an attractive proposition with a variety of potential uses.

South Ribble Council Planning Reference: 07/2025/00794/FUL. Full planning permission has been granted for two dwelling houses.





70mm Scale Bar

Client

Ms Riding

Project Address

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

Drawing Title

Proposed Site Plan

Drawing Number

314-SP-01

Date

06/10/2025

Scale @ A3

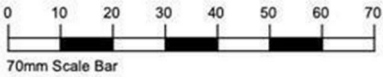
1 : 500

Drawn by

ETC

etc

ARCHITECTURAL



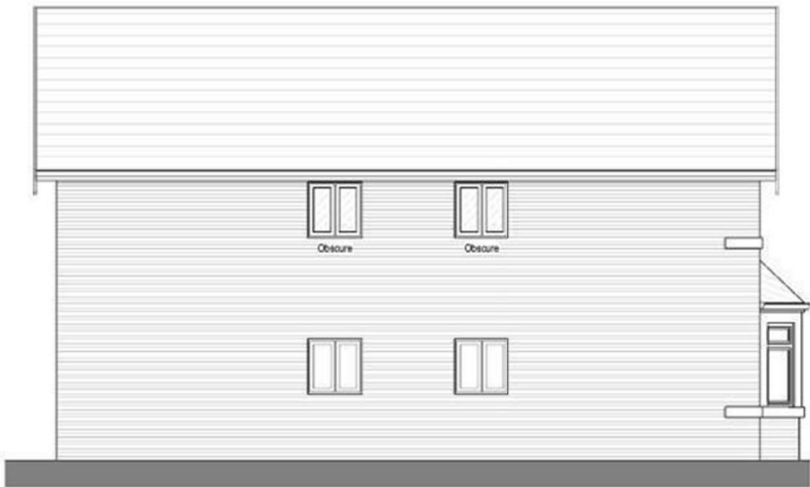
Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation

Client

Ms Riding

Project Address

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

Drawing Title

Proposed Dwelling Elevations

Drawing Number

314-PL-02

Date

06/10/2025

Scale @ A3

1 : 100

Drawn by

ETC



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Client
Ms Riding

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

Drawing Title
Proposed Dwelling Floor Plans

Drawing Number
314-PL-01

Date
06/10/2025

Scale @ A3
1:100

Drawn by
ETC

Revision

etc
ARCHITECTURAL

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



Promap

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Plotting Scale - 1:12500 Paper Size - A4



Client
Ms Riding

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

Drawing Title
Proposed Street Elevation

Drawing Number
314-SP-02

Date
06/10/2025

Scale @ A3
1:200

Drawn by
ETC

Revision

etc
ARCHITECTURAL

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



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LANDMARK INFORMATION

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

