



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 Great Spot 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.

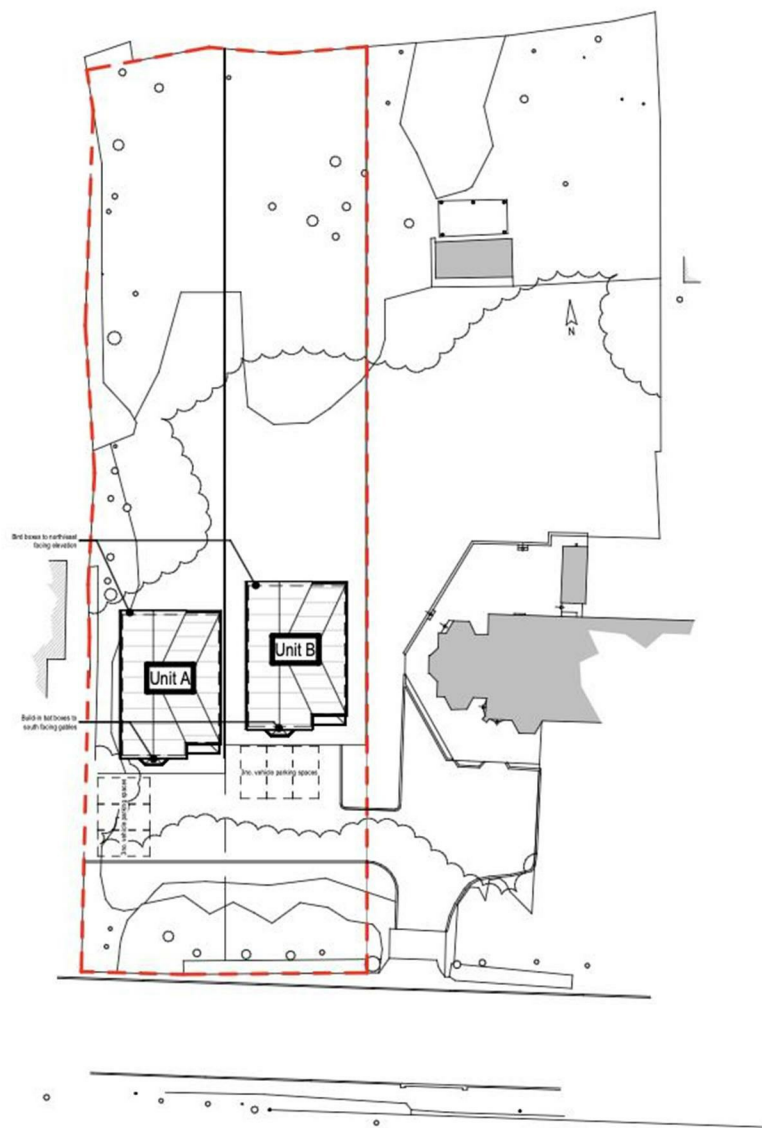
South Ribble Council Planning Reference: 07/2025/00794/FUL. The full planning permission has already been granted.











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





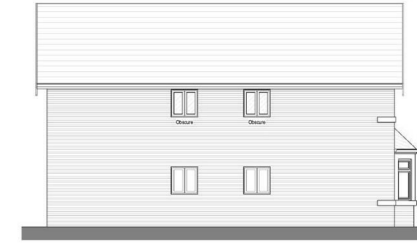
Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation

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Drawing Title
Proposed Street Elevation

Drawing Number Revision
314-SP-02

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



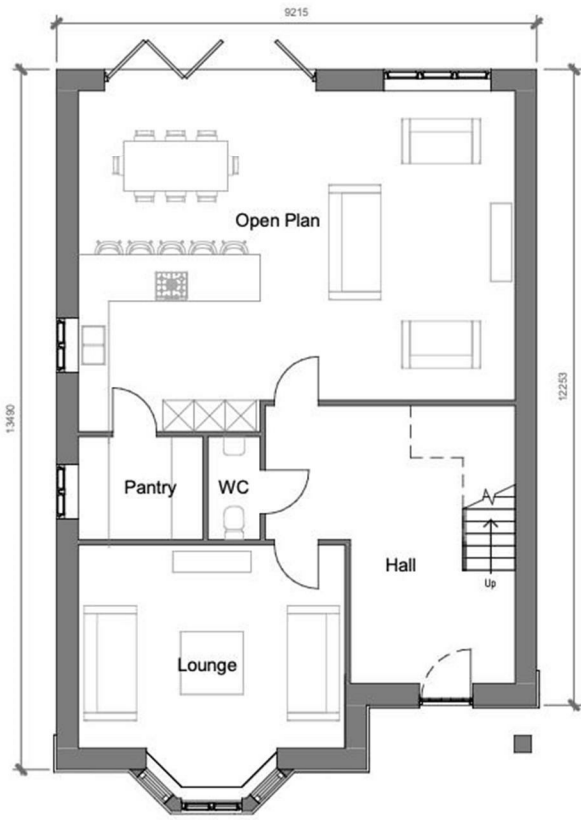
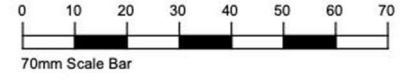
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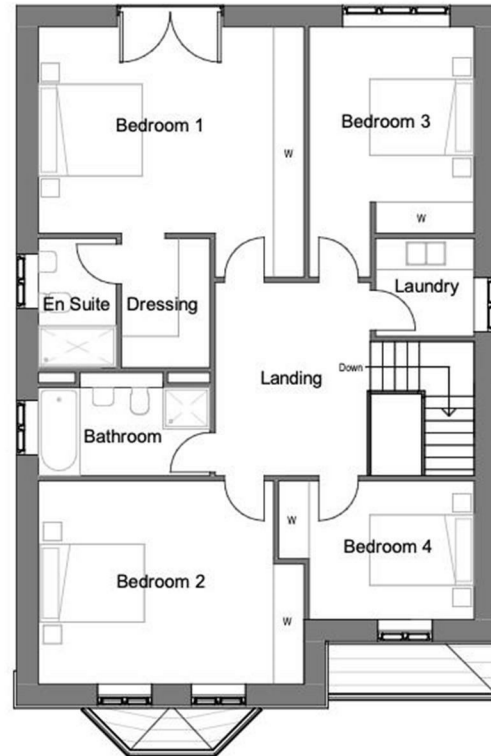
Drawing Title
Proposed Dwelling Elevations

Drawing Number Revision
314-PL-02

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



Ground Floor Plan



First Floor Plan

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

Drawing Title
Proposed Dwelling Floor Plans

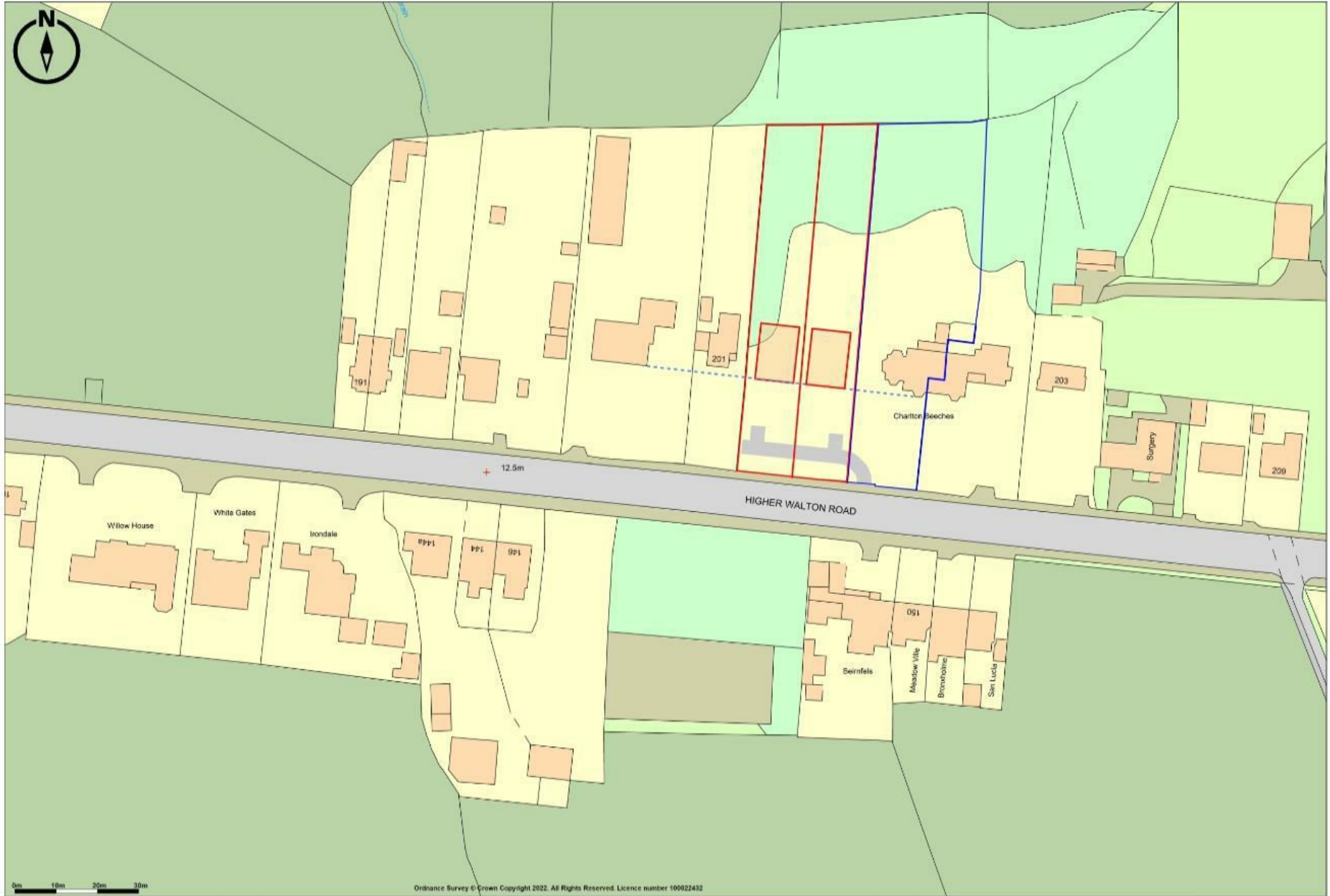
Drawing Number Revision
314-PL-01

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06/10/2025 1: 100 ETC



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



Promap
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		

