BEN ROSE

PROPOSED STREET SCENE 1:100





Town Lane, Much Hoole, Preston — Offers Over £350,000

Ben Rose Estate Agents are pleased to bring to market this excellent self-build development opportunity in a desirable semi-rural location in Much Hoole.

The development comprises three individual plots, with Plots 1 and 2 available and Plot 3 already reserved. Each plot benefits from full planning permission for a substantial five-bedroom detached property extending to approximately 295m² (3,185 sq ft), with generous gardens, driveway parking and a detached single garage.

The proposed homes offer spacious accommodation arranged over three floors, including five bedrooms, multiple reception spaces, a large living/dining/kitchen area, en-suites, family bathroom, utility/plant room and games/hobby room.

The plots are being sold as unserviced plots, with mains electricity, gas, water and drainage understood to be available close by on Town Lane. Purchasers will be required to comply with the relevant planning conditions, with CIL charges applicable where required. The vendor will also impose conditions relating to the timescale for completion.

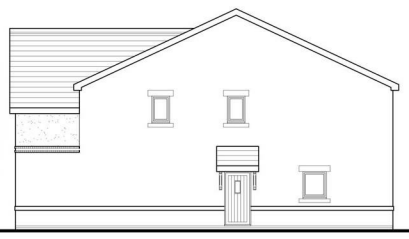
Ideally located for access to Much Hoole and Longton, with excellent local amenities, schools and transport links nearby, whilst enjoying a peaceful semi-rural setting.

Full planning details are available via the South Ribble Planning Portal under reference 07/2025/00088/FUL.

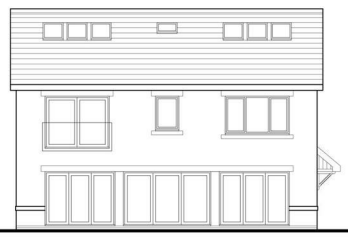
ELEVATIONS



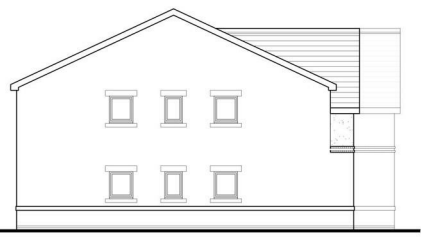
FRONT



SIDE (R)

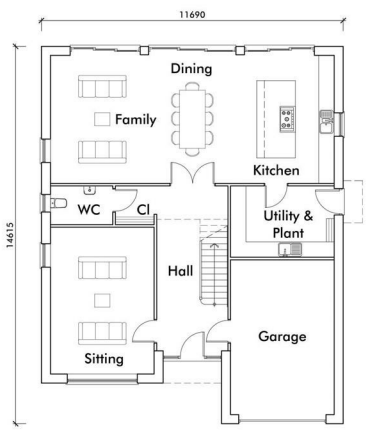


REAR

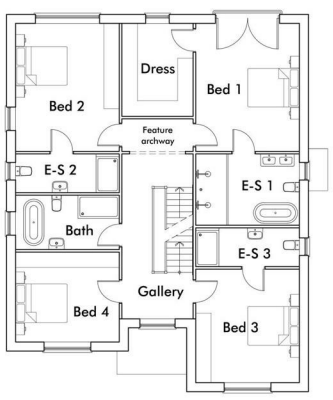


SIDE (L)

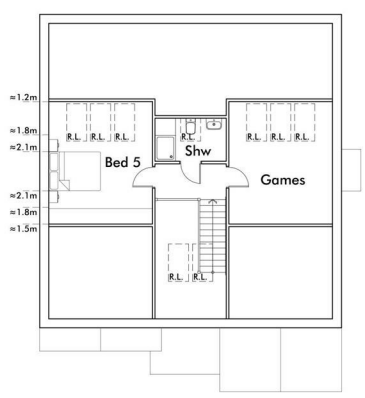
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR AREAS
Ground Floor: 114.42m² / 1232ft²
First Floor: 134.08m² / 1443ft²
Second Floor: 47.34m² / 510ft²
Total: 295.84m² / 3185ft²

0m 5m 10m
Scale 1:100

Revision Notes:
A: House type footprint and scale reduced along with the removal of the attached garage. WA 01/08/25

CLIENT	Curran, John & Newsham, John				
PROJECT	Proposed Residential Development at				
	Land off Town Lane, Much Hoole, Preston, PR4 4GJ				
DRAWING	Plot 1 (5H3185) - Proposed Floor Plans and Elevations				
DRAWN	WA	DATE	03/02/25	NUMBER	24/046/P02
SCALE	1:100	SHEET	A1	REVISION	A

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N
W E



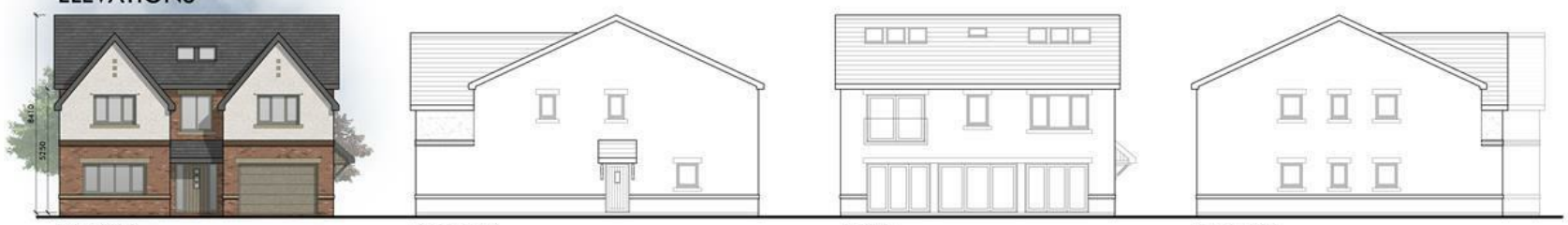
TOWN LANE
Habitat Map
May 2025

FIELDOLOGY WORKS
RURAL GRANTS AND ECOLOGY EXPERTS

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BEN ROSE

ELEVATIONS



FRONT | SIDE (R) | REAR | SIDE (L)

FLOOR PLANS



GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

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