BEN ROSE





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 340m² (3,674 sq ft), with generous gardens, driveway parking and a detached single garage.

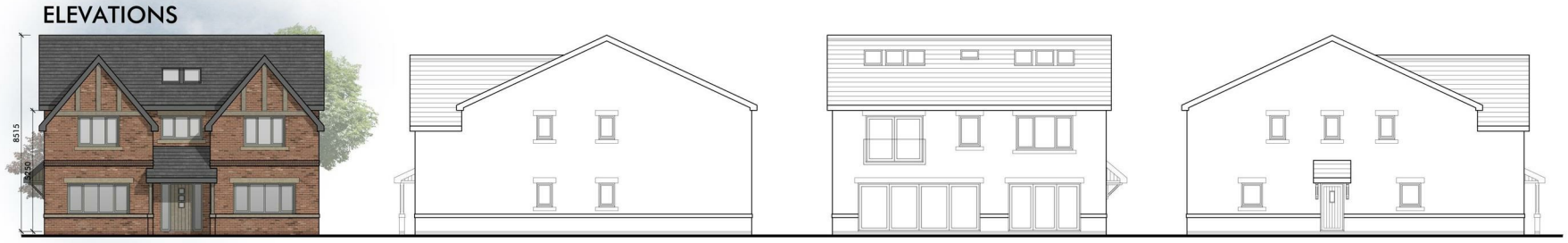
The proposed homes offer spacious accommodation arranged over three floors, including five bedrooms, multiple reception spaces, a large living/dining/kitchen area, en-suites, family bathroom, utility/plant room and games/hobby room.

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.

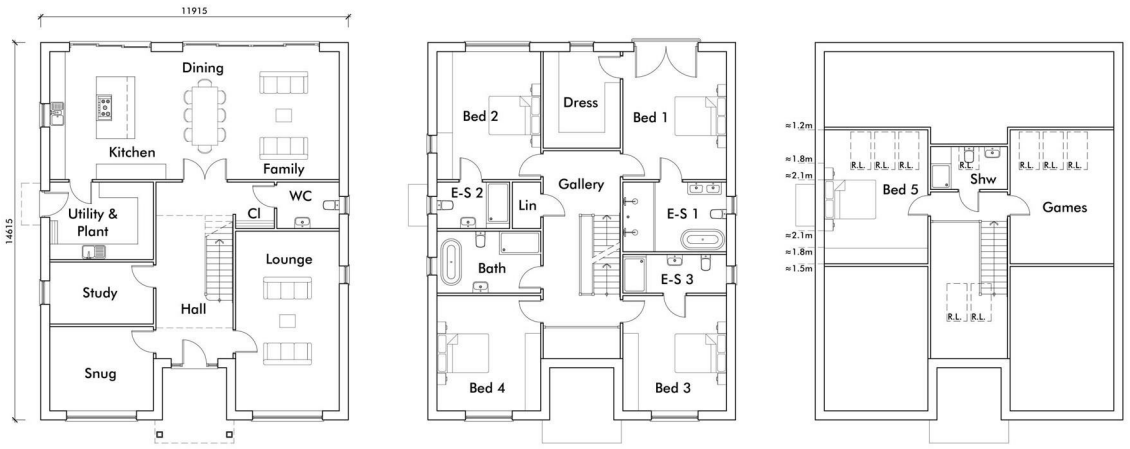
Full planning details are available via the South Ribble Planning Portal under reference 07/2025/00088/FUL.

ELEVATIONS



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

FLOOR PLANS



GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

FLOOR AREAS
Ground Floor: 149.61m² / 1610ft²
First Floor: 140.80m² / 1516ft²
Second Floor: 50.88m² / 548ft²
Total: 341.29m² / 3674ft²

Revision Notes:
A: House type footprint and scale reduced. WA 01/08/25
B: Windows to Family and Bed 1 on Side (R) elevation removed. WA 07/08/25

CLIENT	Curran, John & Newsham, John				
PROJECT	Proposed Residential Development at				
	Land off Town Lane, Much Hoole, Preston, PR4 4GJ				
DRAWING	Plot 2 (5H3674) - Proposed Floor Plans and Elevations				
DRAWN	WA	DATE	03/02/25	NUMBER	24/046/P03
SCALE	1:100	SHEET	A1	REVISION	B

0m 5m 10m

N
W E



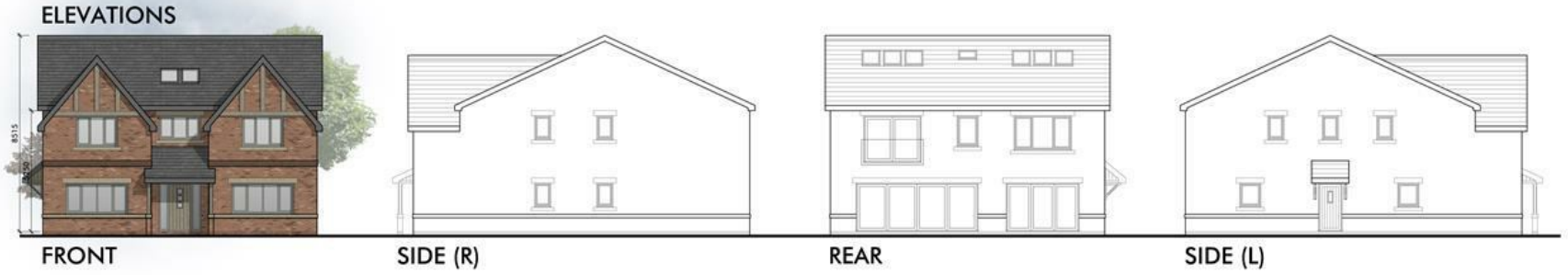
TOWN LANE
Habitat Map
May 2025

FIELDOLOGY WORKS
RURAL GRANTS AND ECOLOGY EXPERTS

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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.

