



**Whittingham Lane, Goosnargh, Preston**

**Guide Price £450,000**

**\*\*THIS IS FOR THE PURCHASE OF THE LAND ON WHITTINGHAM LN ONLY. THERE IS THEN PLANNING PERMISSION TO BUILD THE PROPERTY ONCE THE LAND HAS BEEN PURCHASED\*\*** - Please contact us for more details about the land and the property.

Nestled within the picturesque countryside of Goosnargh, Preston, lies an extraordinary opportunity awaiting the right buyer with a vision. This expansive plot of Land boasts full planning permission for a magnificent 4-bed luxury Self-Build home, designed to exceed 4,000 square feet of sheer opulence.

Escape to your own private haven on this expansive plot of land, spanning approximately 0.6-0.7 Acres in the idyllic countryside. Surrounded by rolling farmland, this serene retreat offers a rare opportunity to create your dream home amidst nature's beauty, with the option for gated access, privacy and security are yours to command.

Picture your dream residence, meticulously crafted with every detail considered. Designed with family life and unparalleled luxury in mind- the current planning envisages welcoming the homeowner with indulgent facilities; imagine starting your day with a workout in your private Gym, followed by a rejuvenating Sauna session. Then, head to your expansive kitchen, complete with top-of-the-line appliances and ample space for culinary creations. Host unforgettable gatherings in the elegant dining area, or unwind in the cozy living room by the fireplace; finally retreating to one of four en-suite bedrooms, each a sanctuary of comfort and style.

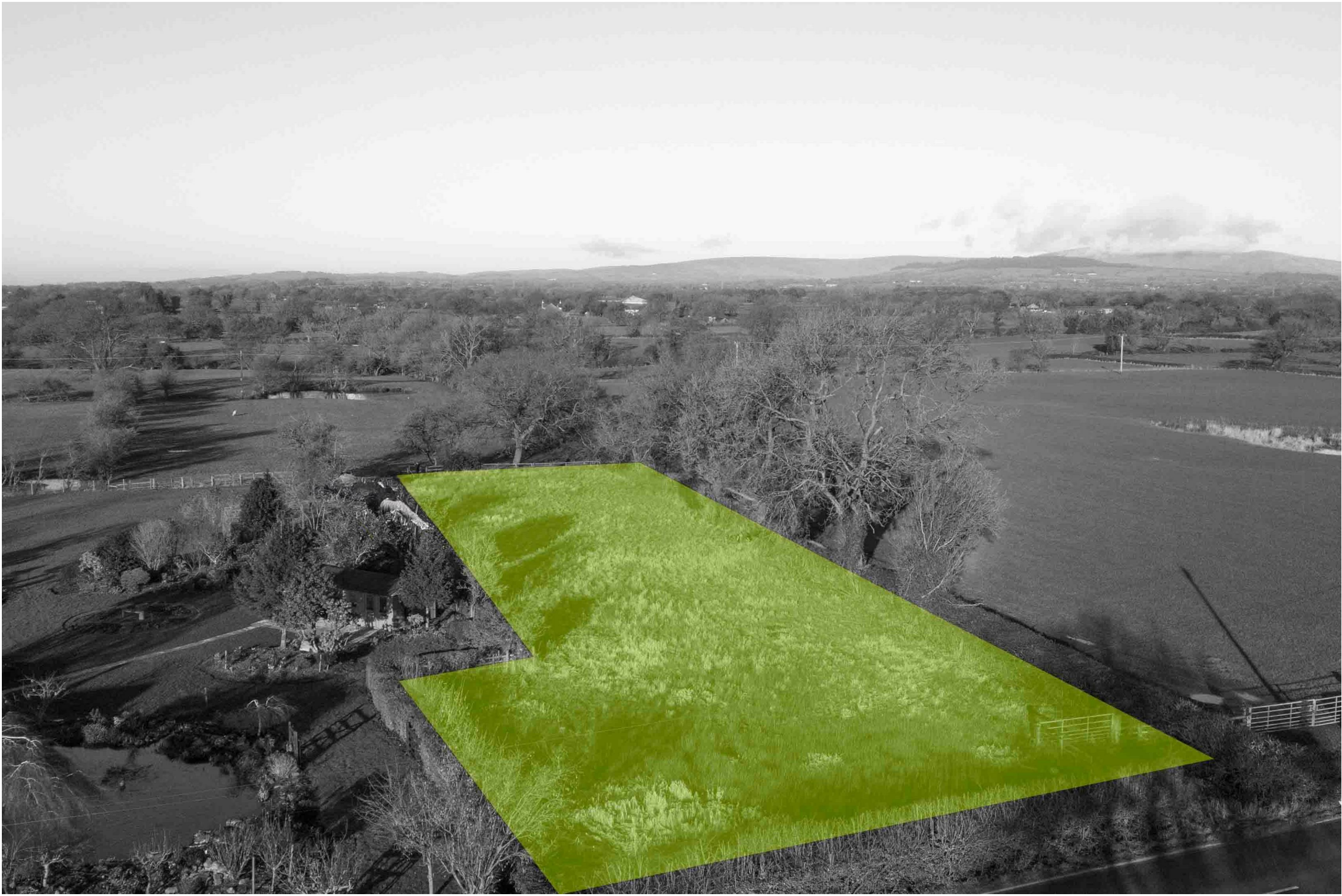
The possibilities for your dream home are endless.

What's more, all pre-commencement conditions have been discharged, and every detail meticulously planned. From drainage schemes to landscaping plans, everything has been taken care of, ensuring a seamless transition from dream to reality. With valid planning consent until January 2027, there's nothing left to do but start crafting the house of your dreams. Contact us for more information and don't miss out on this exceptional opportunity to own a piece of paradise in the heart of Goosnargh



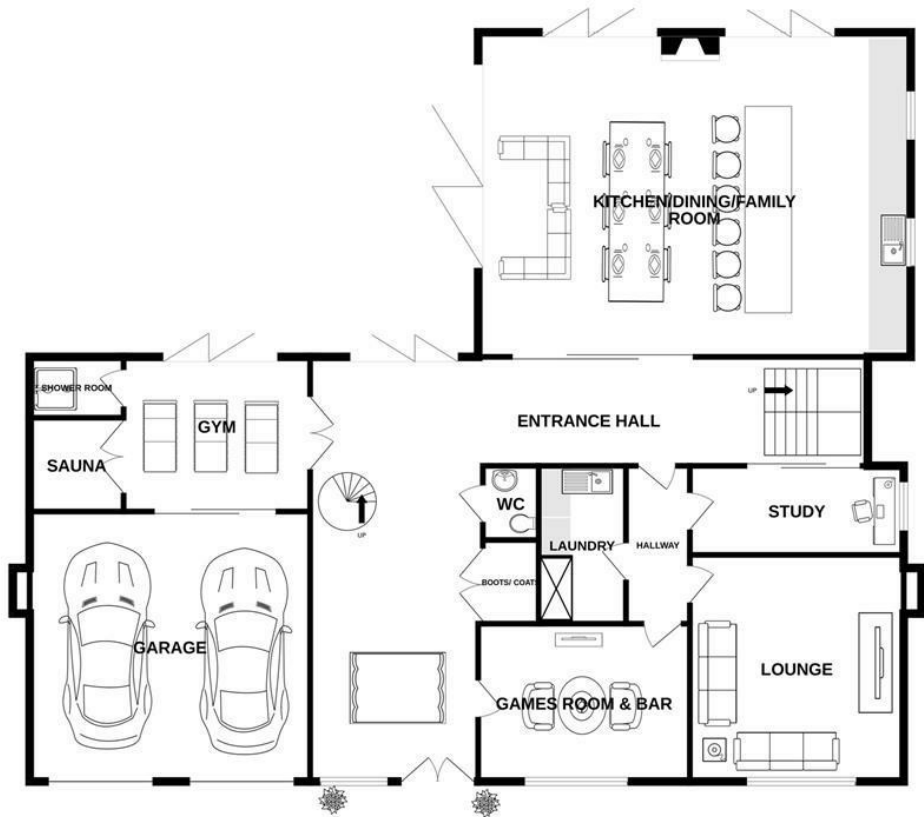




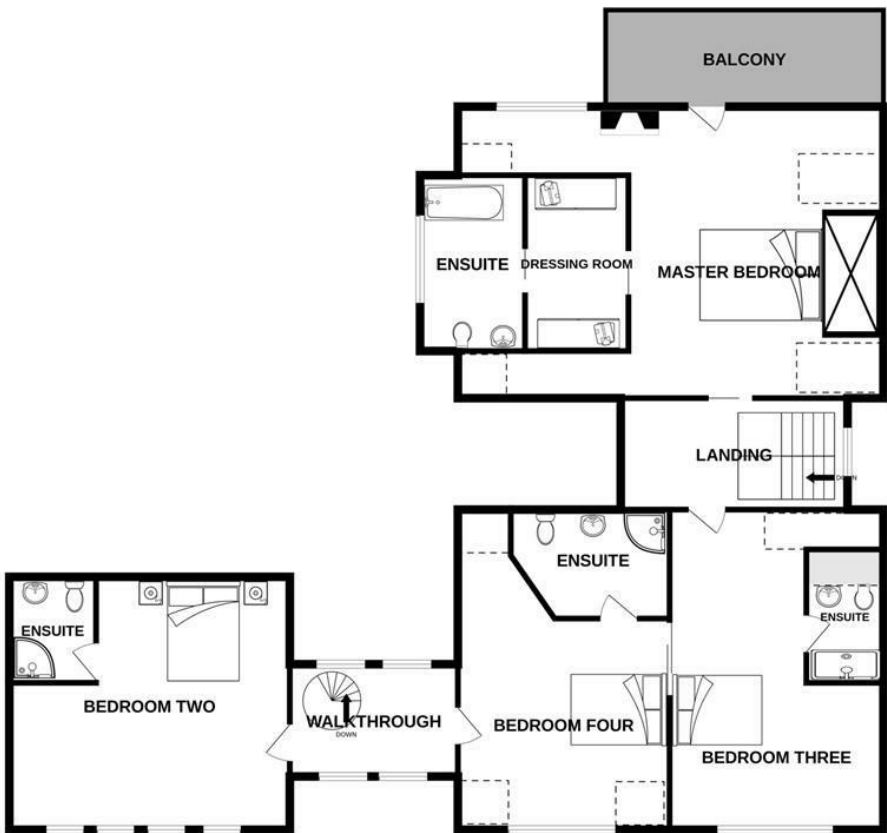




GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	