



Plot 2 Preston Road, Grimsargh, Preston, PR2 5SD

£400,000



Build Your Dream Home in Grimsargh – Exceptional Building Plot with Planning Permission

Set in the sought-after village of Grimsargh, this outstanding building plot on Preston Road offers a rare opportunity to create your ideal home in a picturesque rural setting. With full planning permission already approved for a spacious 3,347 sq ft residence, the plot provides flexibility to adapt the design, whether you wish to enlarge, reduce, or reconfigure the proposed layout to suit your personal needs.

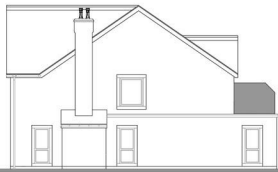
What makes this opportunity even more unique is that you can name your home, giving it a personal identity right from the start, a rare and exciting chance to truly make it your own.

All essential services and drainage are already in place, streamlining the build process from the outset. A shared septic tank has been installed to serve this and the neighbouring plot, offering added convenience and cost efficiency. The property will also benefit from its own gated access, ensuring both privacy and security.

Surrounded by the natural beauty of the Lancashire countryside, yet just a short distance from local amenities, this location provides the perfect balance of tranquillity and connectivity. It's an ideal setting for anyone looking to design and build a bespoke home in a peaceful, well-connected village.

Don't miss this exceptional opportunity to bring your vision to life — and name your future home — in one of Grimsargh's most desirable locations.





PROPOSED SIDE ELEVATION



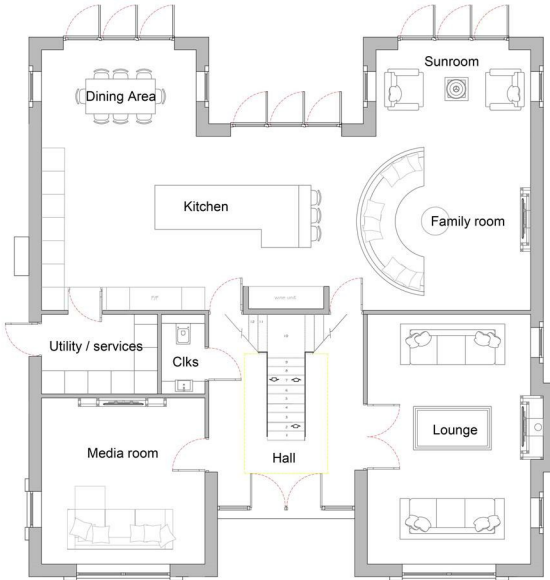
PROPOSED FRONT ELEVATION



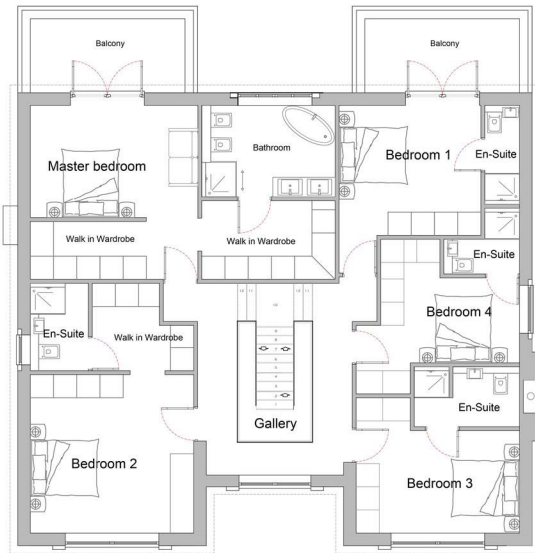
PROPOSED SIDE ELEVATION



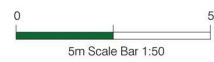
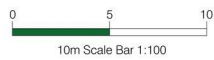
PROPOSED REAR ELEVATION
SCALE 1:100



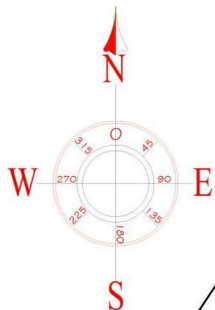
PROPOSED PLAN VIEW
ON GROUND FLOOR
SCALE 1:100

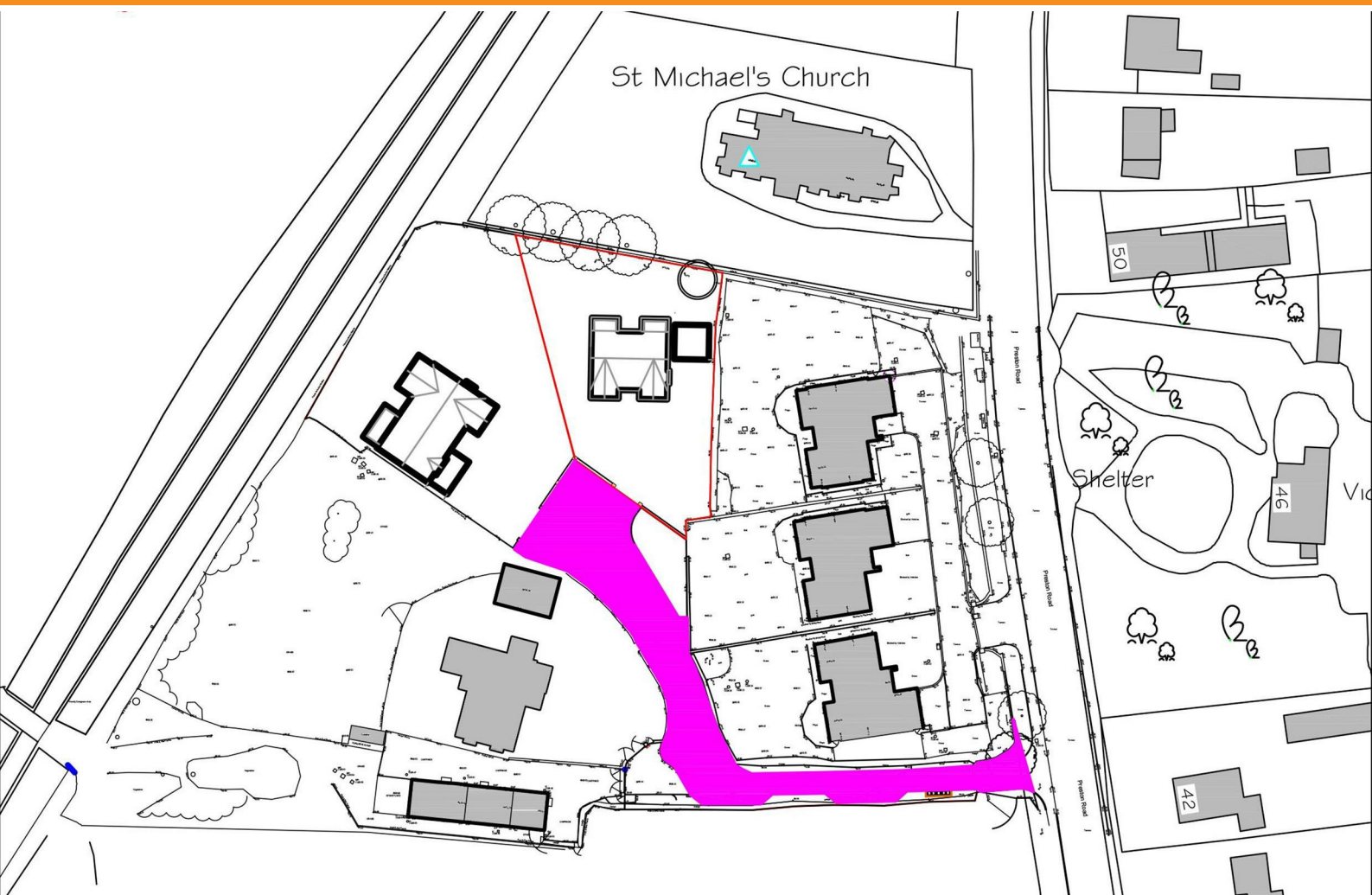


PROPOSED PLAN VIEW
ON FIRST FLOOR
SCALE 1:100



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Project Title
Plot 2
Church House Court
Preston Road
Grimsagh





Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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