



Plot 3 Preston Road, Grimsargh, Preston, PR2 5SD

£350,000



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 2,840 sq ft residence, the plot offers flexibility to adapt the design—whether you wish to enlarge, reduce, or reconfigure the proposed layout to suit your personal needs.

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 two neighbouring plots, offering added convenience and cost efficiency. The property will also benefit from its own gated access, ensuring both privacy and security.

A unique benefit of this opportunity is the freedom to name your own home, adding a personal and lasting touch to your bespoke build.

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 give it a name—in one of Grimsargh's most desirable locations.



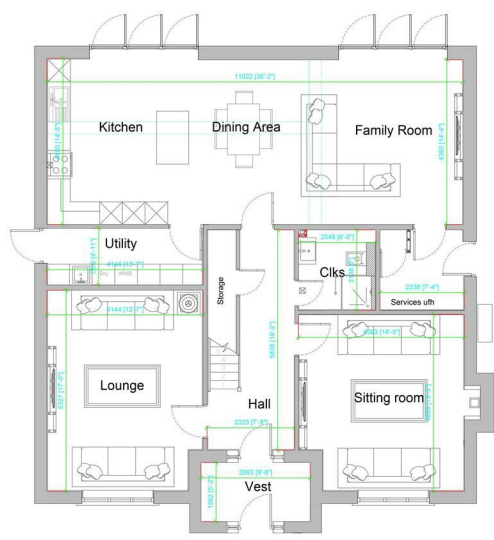


Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

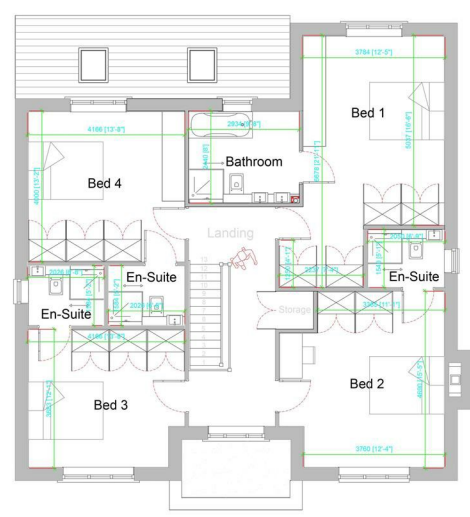
Proposed Rear Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

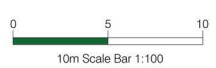


Proposed Ground Floor
Scale 1:50

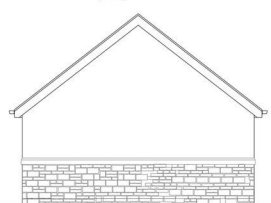
2561 SqFt



Proposed First Floor
Scale 1:50



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TEL: 01772 343990 07880220484 E-MAIL: info@anyonarchitectural.co.uk	
Project Title	Plot 2 Land at Laburnum House Bartle Lane Preston Lancashire PR4 0RU
Project No.	P2/12/22/01
Drawn By	Rev. 01/20
Check By	Rev. 01/20
Date	



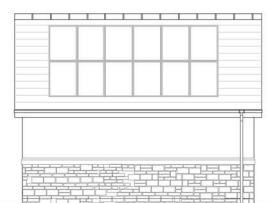
PROPOSED SIDE ELEVATION



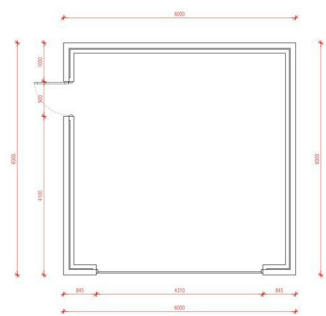
PROPOSED FRONT ELEVATION



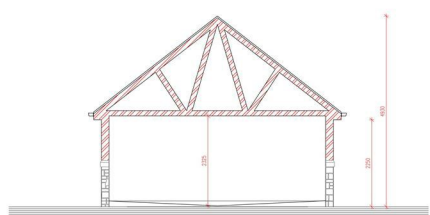
PROPOSED SIDE ELEVATION



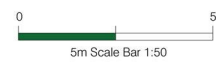
PROPOSED REAR ELEVATION
SCALE 1:50



PROPOSED PLAN VIEW
ON GARAGE
SCALE 1:50



PROPOSED SECTION
ON GARAGE
SCALE 1:50



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Project Title	Garage Details Plot 2&3 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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