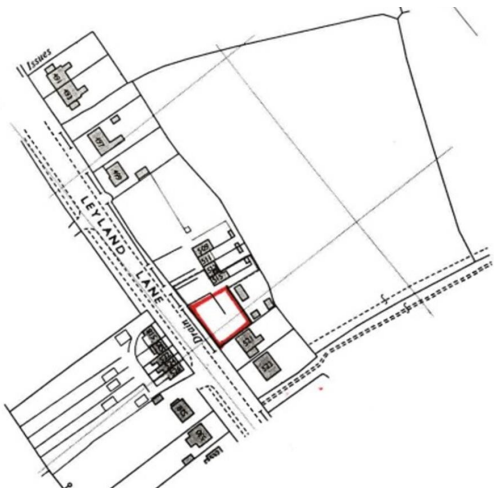


**O.O**  
**£125,000**

Leyland Lane, Leyland  
PR25



- **Permission In Principle For The Erection Of One Dwelling**
- **South Ribble Borough Council Ref. 07/2021/00830/PIP**
- **Popular Residential Location Well Served By Schools & Amenities**
- **Close to Semi Rural Countryside, Two Miles Of Leyland Town Centre**
- **Fantastic Development Opportunity, Viewing By Appointment**





Forming part of what are currently garden areas of the property 515 Leyland Lane, this is a rare opportunity to purchase a plot with permission in principle for the erection of one dwelling and the associated infrastructure.

This represents a fantastic self-build opportunity in an established and sought after residential neighbourhood, well served by excellent local amenities including schools, shops and bus routes.

Situated on the outskirts of Leyland, the property would be just a short distance to semi-rural countryside and yet is within approximately 2 miles of Leyland town centre and Tesco superstore.

The permission may be subject to the community infrastructure levy (CIL) and prospective buyers are advised to make their own enquiries.

Services: Prospective purchasers must satisfy themselves via their own enquiries to the relevant authority as to the availability, suitability and capacity of all services.

Viewings are by appointment with the owner's agent.

Tenure: Freehold  
Council Tax: Band To be confirmed

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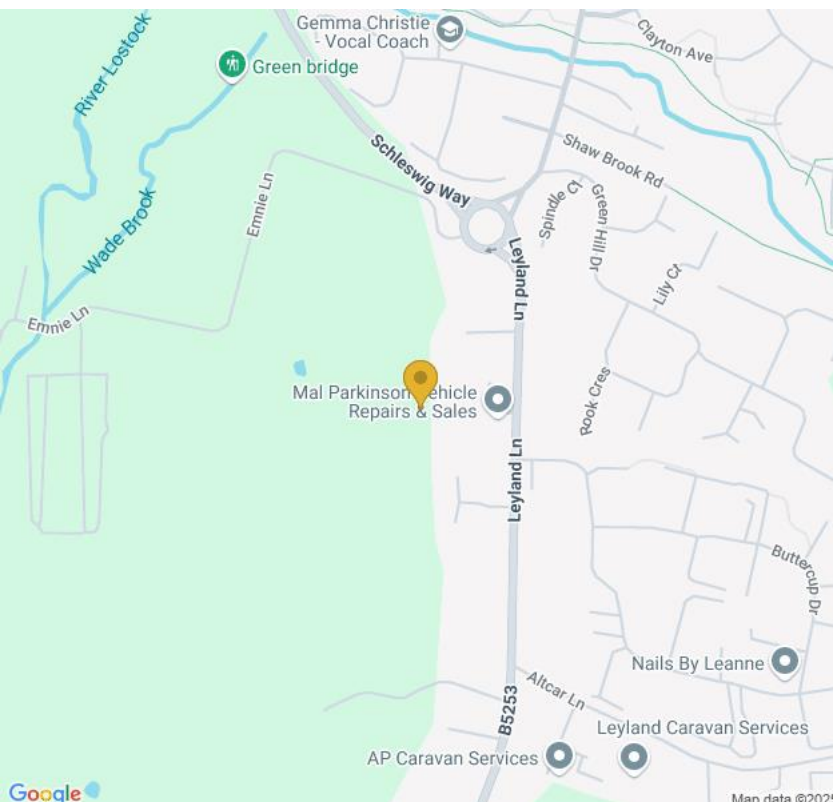
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MAB 6451



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**<https://www.farrellheyworth.co.uk/leyland>**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

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Registered in England No. 3798432

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