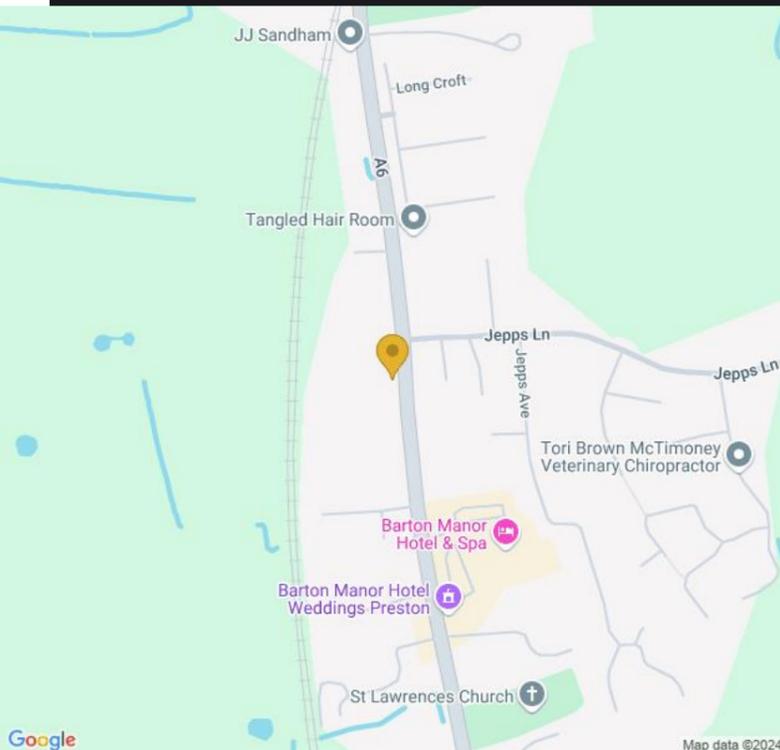


**Guide Price  
£700,000**

Garstang Road, Barton,  
Preston PR3



**Fulwood  
309 Garstang Road  
Preston PR2 9XJ**

**Tel: 01772 787666**

**Email: fulwood@farrellheyworth.co.uk  
https://www.farrellheyworth.co.uk/fulwood**



- **Planning Consent For Erection Of Four Detached Houses**
- **Prime Location, Wyre Council Application No.06/2023/0936**
- **Easy Access of Preston, Garstang and M6/M55 At Broughton**
- **Approx. 0.80 Acres.Planning Permission 22/00961/Fulwood**
- **SUPERB DEVELOPMENT OPPORTUNITY**

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.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**Pending EPC**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)

general notes:  
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing, this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing, copyright reserved to mck associates ltd, and this drawing may not be used or reproduced without prior written consent.

1 3D View1      2 3D View2

**TYPE B**  
PLANNING

|                                     |                               |                         |   |             |           |               |
|-------------------------------------|-------------------------------|-------------------------|---|-------------|-----------|---------------|
| Client: STRATEGIC DEVELOPMENTS & CC | Project: GARSTANG ROAD BARTON | Drawing Title: 3D VIEWS | Drawn: GO   | Checked: PM | Scale: A3 | Date: JUNE 22 |
| Job No: 21-155                      | Drawing No: TYPEB-002         | Rev:                    | <b>mck associates limited</b><br>architecture   building surveying   urban design<br>burnaby villa ■ 48 wadding street road ■ fulwood ■ preston ■ pr2 8bp<br>tel: 01772 774510 fax: 01772 774511 email: mck@mckassociates.co.uk |             |           |               |

Front elevation      Side elevation 1      Rear elevation      Side elevation 2

Ground floor planning 1:50      First Floor planning 1:50

**TYPE B**  
AREA= 2346sq ft

associates limited  
STRATEGIC DEVELOPMENTS & CC

21-155 TYPEB-001

This is a rare opportunity to acquire an 0.80 acre plot with fantastic development potential. The site itself is in a prime residential location adjacent to Barton Manor and accessible to the historic market town of Garstang and within easy reach to the City of Preston and Lancaster.

Planning consent has been granted for the erection of four substantial detached family homes along with the redevelopment of the existing semi detached dwelling at 811 Garstang Road.

Estimated end site value once the properties have been built would be in the region £3 million.

(Preston City Council Application No. 06/2023/0936. Planning consent has been granted for the erection of four detached dwellings and the reduction in width of the dwelling at 811 Garstang Road (variation of condition 2 on planning permission 22/00961/FUL.)

Please contact our experienced sales team for more details and to discuss access arrangements.

Tenure: To be confirmed  
Council Tax: Band To be confirmed

Front elevation      Side elevation 1      Rear elevation      Side elevation 2

Ground floor planning 1:50      First Floor planning 1:50

**TYPE D**  
AREA: 2271sq ft

associates limited



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1 adviser - 80 lenders - 10,000 mortgage schemes!

Mortgage Advice Bureau  
Call: 0800 389 1666  
Online: www.mortgageadvicebureau.com/farrellheyworth

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451