

**Farrell
Heyworth**
Sales & Lettings

Fulwood
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 787666

Email: fulwood@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/fulwood>

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

Guide Price
£700,000

**Garstang Road, Barton,
Preston PR3**

**Farrell
Heyworth**
Sales & Lettings



- **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.

Pending EPC

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

Rev. Date by Description

Client:	Project:	Drawing Title:	Drawn:	Checked:	Scale:	Date:
STRATEGIC DEVELOPMENTS & CC	GARSTANG ROAD BARTON	3D VIEWS	GO	PM	@ A1	JUNE 22
			Job No:	Drawing No:	Rev:	
			21-155	TYPEB-002		



associates limited

architecture | building surveying | urban design

burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

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TYPE B

AREA= 2346sq ft

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STRATEGIC DEVELOPMENTS & CC

Garstang Road
Barton
TYPE B- PLANS & ELEVATIONS

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

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TYPE D

AREA= 2271sq ft

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STRATEGIC DEVELOPMENTS & CC

Garstang Road
Barton
TYPE D- PLANS & ELEVATIONS



We can search 1,000s of mortgages for you



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

Mortgage Advice Bureau

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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