

GUILDHALL

SALES & LETTINGS



Land at Brookands Blackpool Road

St. Michaels, Preston, PR3 0UA

Asking Price £175,000



An excellent opportunity to acquire approximately 2 acres of attractive land situated in a highly desirable rural location, benefiting from its own separate access and offering a range of potential lifestyle and amenity uses.

The property includes a substantial agricultural barn, currently utilised for storage, together with gently sloping grounds comprising open grassland and mature landscaping.

The land benefits from planning permission (Reference: 22/00172/FUL) for the change of use from agricultural land to domestic garden curtilage, allowing the creation of a walled garden and an area of hardstanding, presenting an exciting opportunity to enhance the property's use and enjoyment.

Positioned on the edge of a sought-after village, the land combines a peaceful countryside setting with excellent accessibility to local amenities and transport links.

Agents Note: Planning permission has been granted under application 22/00172/FUL for the change of use from agricultural land to domestic garden curtilage to form a walled garden and an area of hardstanding. Prospective purchasers are advised to make their own enquiries with the local planning authority regarding the consent and any future proposals.



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>