

# GUILDHALL

SALES & LETTINGS



## Layton Road

Ashton-On-Ribble, Preston, PR2 1PB

Offers Over £95,000



**\*\*LAND WITH OUTLINE PLANNING FOR A FOUR / FIVE BEDROOMED DETACHED PROPERTY\*\***

Introducing a plot of land with outline planning for a four/five bedroomed detached property with two reception rooms, a ground floor WC, five bedrooms and two en suites, this property is a great opportunity for developers and is not to be missed!

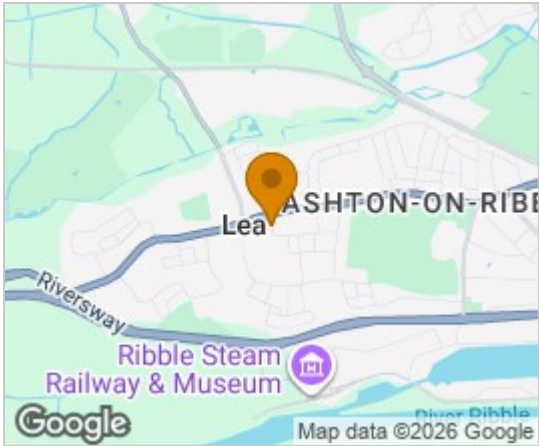
Please note, the photos and layout is indicative to be agreed at full planning stage.

For further information or to arrange a viewing, please call the team on 01772 769999.

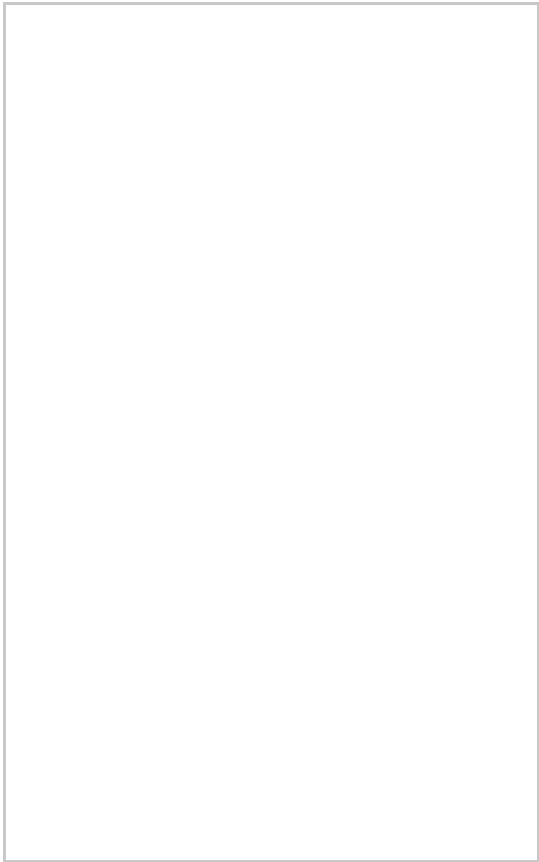
**\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\***



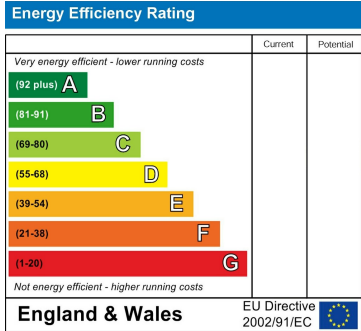
Area Map



Floor Plans



Energy Efficiency Graph



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.