



DEVELOPMENT PLOT WITH FULL PLANNING PERMISSION FOR SALE | £349,000

ROSSENDALE NURSERIES MOSS LANE HESKETH BANK LANCASHIRE

We are delighted to bring to market this exceptional development plot, complete with full planning permission (Application ref:2024/1035/FUL) for a spacious and stylish four bedroom detached home. Situated in one of Tarleton's most desirable residential areas, this plot offers a fantastic opportunity for those seeking to create a premium family residence.

Set within a generous and private plot, the site provides an exclusive setting while remaining just moments from the excellent amenities Tarleton has to offer. Highly regarded schools, local shops, restaurants and convenient transport links to Southport, Preston and Ormskirk make this an ideal location for modern family living.

Tarleton continues to be one of Lancashire's most popular villages, celebrated for its friendly community, semi rural charm and superb connectivity. This rare opportunity allows buyers or developers to bring an impressive new home to life in a truly sought after area.



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

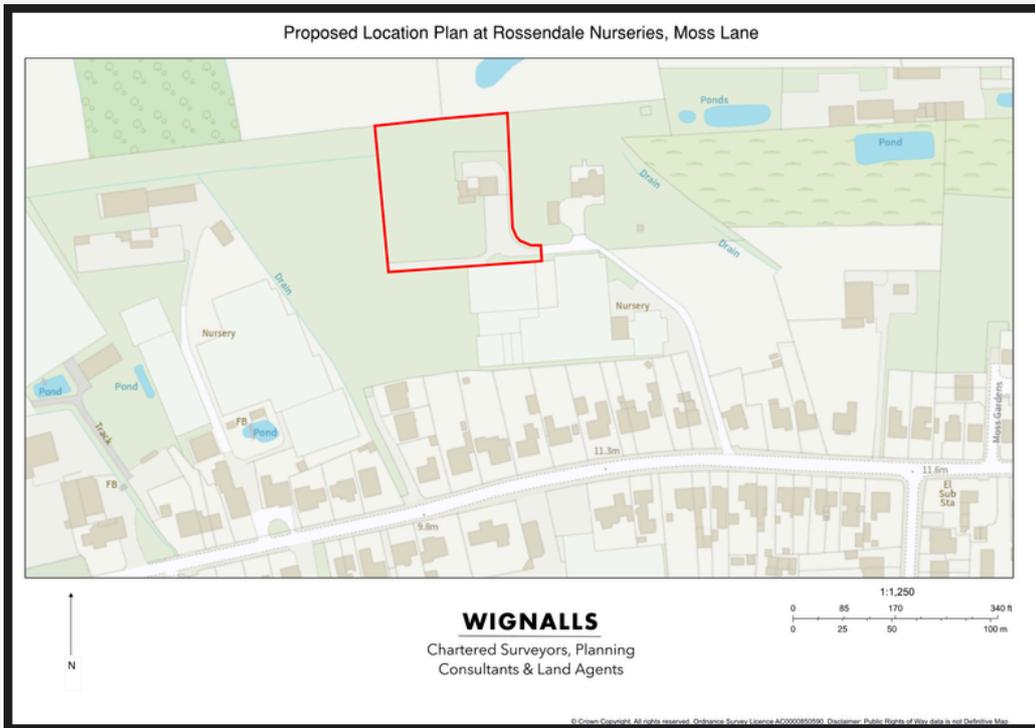
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GENERAL REMARKS

Local Authority: West Lancashire Borough Council.

Viewings: The property may only be viewed by prior appointment only. Viewings to be made by Ged Forshaw. Please call the office on 01772 419277.

Enquires: All enquires should be directed to Ged Forshaw by calling the office or emailing info@wignalls.land.

Health and Safety: Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

Wignalls Chartered Surveyors for themselves and for the vendors or lessors of this property whos agent they are, give notice that:

[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of Wignalls Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



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