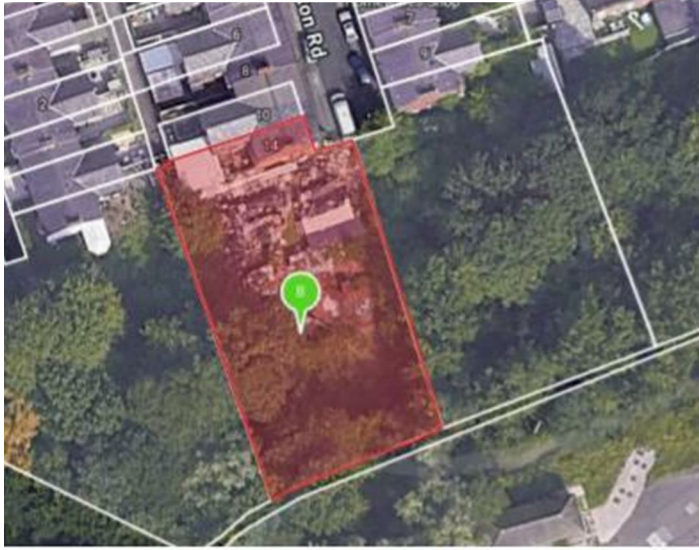




FREEHOLD



sting Aerial View



Land (EPC Rating:)

SOUTH OF 12 FENTON ROAD PRESTON, PR2 8AQ

Offers in excess of

£450,000

0 Bedroom Land located in Preston

We are pleased to present an exceptional land purchase opportunity located south of 12 Fenton Road, Preston, PR2 8AQ. This generous plot spans 12,109 square feet, equivalent to 0.278 acres, and offers a unique chance for development. The land currently features a five-bedroom house, which has been partially converted by the seller, a skilled joiner. Notably, planning permission in principle has been granted for the construction of one dwelling, following the removal of the existing storage area in the garden. This permission was granted in 2023, with outline planning also approved for parking at street level, enhancing the property's appeal.

The garden space is impressively sized at 44 metres by 27 metres, providing ample room for outdoor activities and landscaping. This property is situated in a vibrant area of Preston, which boasts a variety of local amenities. Just a stone's throw away, Haslam Park offers beautiful ornamental gardens, a large duck pond, and tennis courts, making it an ideal spot for families and nature enthusiasts. The nearby Ribble Steam Railway presents a delightful educational experience, showcasing Preston's rich rail history through heritage train rides and a museum.

For those who enjoy shopping and dining, Deepdale Shopping Park is conveniently located nearby, featuring a range of high-street stores, restaurants, and cafes.


Preston (PR2) is a rapidly developing area with strong investment potential, characterised by its affordability and excellent transport links. The neighbourhoods of Fulwood and Ashton-on-Ribble are particularly sought after by families, students, and professionals. With easy access to major road networks and public transport connections to the city centre, which is undergoing significant regeneration, this location is poised for continued growth.

We invite offers in excess of £450,000 for this remarkable land opportunity, which promises both immediate and long-term value in a thriving community.

Council Tax Band

Exempt

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.