



RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND OFF, THE VINERY, NEW LONGTON, PRESTON, LANCASHIRE, PR4 4YB

Guide Price **£500,000**



Key Features

- Residential Development Opportunity
- Full Planning Permission Granted
- Planning For Two Detached Dwellings
- Two Four Bedroom Family Homes
- Each With Attached Double Garage
- Individual Driveway Access From The Vinery
- Approx. 0.12 Hectare / 0.30 Acre Site
- Highly Sought-After New Longton Location
- Planning Ref: 07/2026/00088/FUL
- Excellent Opportunity For Developers & Builders

Property Summary

RESIDENTIAL DEVELOPMENT OPPORTUNITY – FULL PLANNING PERMISSION GRANTED FOR TWO FOUR-BEDROOM DETACHED DWELLINGS

An excellent opportunity to acquire a residential development site situated in the highly sought-after village of New Longton, approximately six kilometres south-west of Preston and within similar distance of Leyland. New Longton is a well-established and predominantly residential village offering a range of local amenities including a primary school, Post Office, local shopping and sports and social facilities.

The site comprises approximately 0.12 hectares (circa 0.30 acres) of land positioned accessed via The Vinery which surrounded predominantly by established residential development. The site is broadly rectangular in shape and is currently undeveloped land.

Full planning permission was granted by South Ribble Borough Council on 2nd July 2026, under planning application reference 07/2026/00088/FUL, for the erection of two dwellings and associated development to the rear of 42–46 Station Road, with access from The Vinery. The permission requires development to commence within three years of the date of the consent and is subject to the conditions contained within the Decision Notice.

The approved scheme divides the land into two individual residential plots, with each dwelling benefiting from its own private driveway access directly from The Vinery.

The approved plans provide for two substantial four-bedroom detached family homes. Each property is designed with an attached double garage, private driveway and rear garden. Internally, the approved accommodation provides four bedrooms, including a principal bedroom with en-suite, together with a family bathroom at first-floor level. The ground-floor accommodation incorporates a dining kitchen, living room, study, utility room and WC. Both properties also incorporate a single-storey rear projection opening onto their respective gardens.

The proposed dwellings have been designed to complement the established character of The Vinery, with the approved materials including red multi-rustic facing brick and Marley Edgemere grey slate roof coverings. Each property will have its own private rear garden, with the overall layout designed to maintain appropriate relationships with neighbouring properties.

The planning documentation confirms that the site lies within Flood Risk Zone 1, representing the lowest category of flood risk. The submitted ecological assessment identified no biodiversity constraints which would preclude the proposed development, subject to the recommendations and requirements of the planning consent.

Purchasers should note that the planning permission is subject to a number of pre-commencement and other planning conditions, including approval of a Construction Management Plan, surface and foul water drainage details, finished floor levels, boundary treatments, landscaping and biodiversity enhancement measures. The Decision Notice also contains requirements relating to tree protection and the construction of the new vehicular accesses.

The approved drawings comprise the Location Plan, Proposed Site Layout Plan and individual Plans and Elevations for Plots 1 and 2, as identified within the Decision Notice. Copies of the planning permission and associated planning documentation are available upon request.

An increasingly rare opportunity to acquire a consented residential development site within one of South Ribble's most desirable village locations, offering a ready-made scheme for the construction of two substantial detached family homes.

Planning Reference: 07/2026/00088/FUL
Local Planning Authority: South Ribble Borough Council
Decision Date: 2 July 2026
Site Area: Approximately 0.12 hectares / 0.30 acres
Approved Development: Two four-bedroom detached dwellings with associated development
Access: Individual private driveway access to each dwelling from The Vinery
Tenure: Freehold

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For further information or to arrange a site viewing, please contact our offices.

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.





