

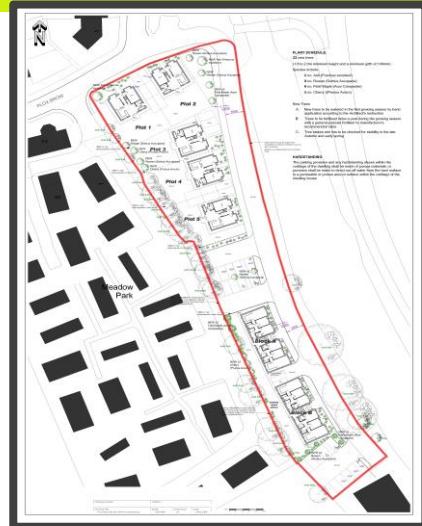
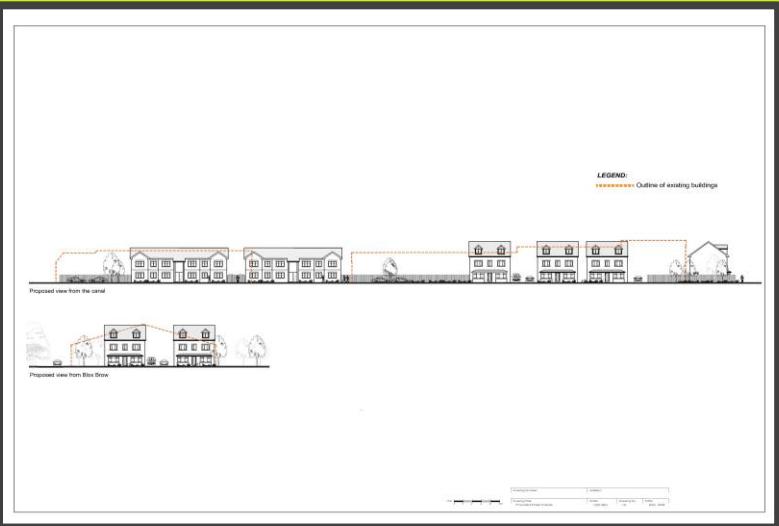
# Plox Brow, Tarleton



### **Proposed block of flats**



Asking Price **£1,200,000**



01772 811899

[www.smartmoveproperties.net](http://www.smartmoveproperties.net)

**tarleton@smartmoveproperties.net**



Smart Move are delighted to present For Sale this fantastic residential development site, sold with full planning granted for 13 properties (NO AFFORDABLE HOUSING.) The land totals around 1 acre and enjoys an amazing canal-side location, with properties benefiting from open views to the front over the Leeds and Liverpool Canal. The site is sold cleared and with NO CIL, making it ready for the buyer to begin work immediately.

The plans passed are for 5 x detached houses and 2 x blocks of apartments (8 flats in total,) and none of these will need to be affordable. The reference number with West Lancs. Council to view full documents on the planning is 2023/0761/FUL.

**About the Local Area:** Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa, Co-op and Spar, making this site within a "stones throw" of all local amenities, as well as excellent local schools.



# **SMART MOVE**

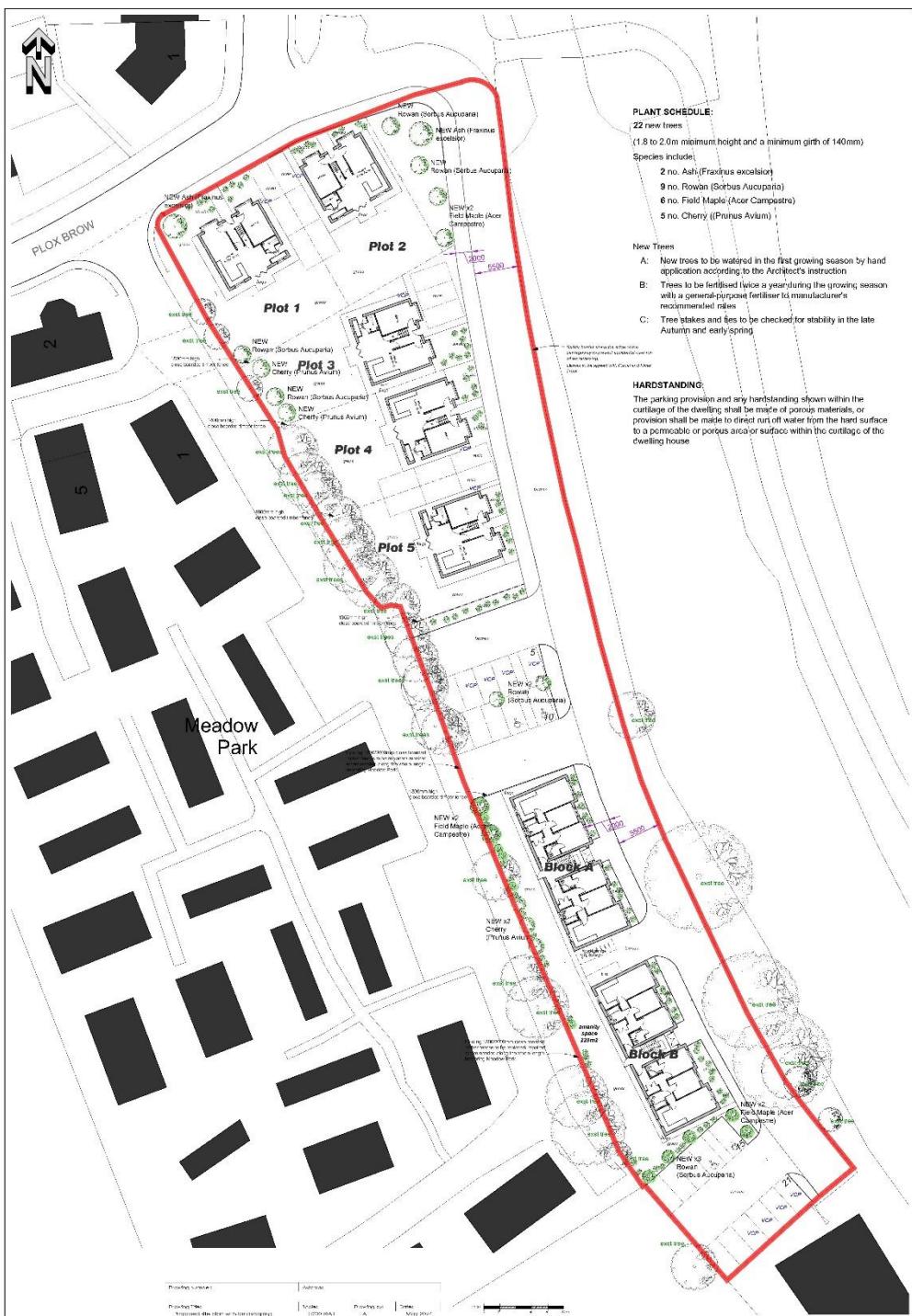
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## ESTATE AGENTS

### Your Local Agent

- \* Residential Development with FULL PLANNING PERMISSION GRANTED
- \* Canal-Side Development with Open Views to Front
- \* Plot of Around 1 Acre
- \* Popular Semi Rural Village Location
- \* West Lancs Planning Reference: 2023/0761/FUL
- \* PP for 5 x Detached Houses & 2 Blocks of Apartments (8 Flats in Total)
- \* Site Sold Cleared & with NO CIL
- \* No Affordable Housing
- \* Excellent Development Opportunity
- \* No Onward Chain





## Smart Move – Tarleton

### 226a Hesketh Lane, Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.