

**FOR SALE - PART COMPLETED RESIDENTIAL DEVELOPMENT OF EXECUTIVE HOMES**



**Woodlands Green**

**BARTLE LANE, LOWER BARTLE, PRESTON, PR4 0RU**

## SITE SUMMARY

An exciting opportunity to purchase a part complete residential development, located in the sought after and rural hamlet of Lower Bartle.

The site is planned to comprise 7 x four and five bedroom executive homes with Plot 6 predominantly complete and the remaining units in varying stages of completion.

Plot	Stage of completion
1	Foundations & Partial elevation in situ
2	Brick & Block structure complete and roof commenced
3	Foundations and ground floor slab in place
4	Block structure & roof to main house complete and first fix commenced
5	Structure, windows and roof predominantly completed.
7	Block structure predominantly completed and roof commenced.





## LOCATION

The subject is located in Lower Bartle a rural hamlet, 5 miles north of Preston City Centre.

The M55 motorway Junction 1 and the A6 are accessed within 4 miles but work has begun on the Preston West Distributor which will reduce the distance to the motorway.

There is a wide range of local community services and facilities to the surrounding area including Woodplumpton & District Club, Public House and 3 primary schools and 1 secondary school in a 2 mile radius of the site.

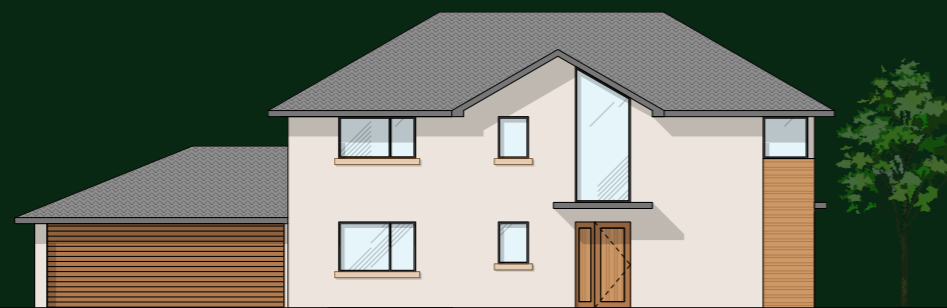


## THE DEVELOPMENT

The site extends to 0.89 hectares (2.21 acres) and benefits from full planning consent for the erection of 7 dwellings (6 four bedroom and 1 five bedroom houses) in three house types, all on generous sized plots.

Plot 1-4 will have driveways directly onto Bartle Lane with Plots 5-7 via a private access road.

The development is underway with Plot 6 predominantly completed and the remaining 6 plots in varying stages of completion.



PLOT 1 & 3 (TYPE 1 - 4 bed Detached)



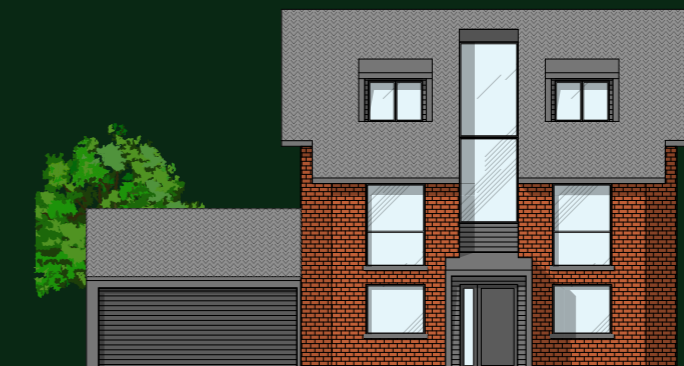
PLOT 4 & 7 (TYPE 2 - 4 bed Detached)



PLOT 2 (TYPE 2 - 4 bed Detached)

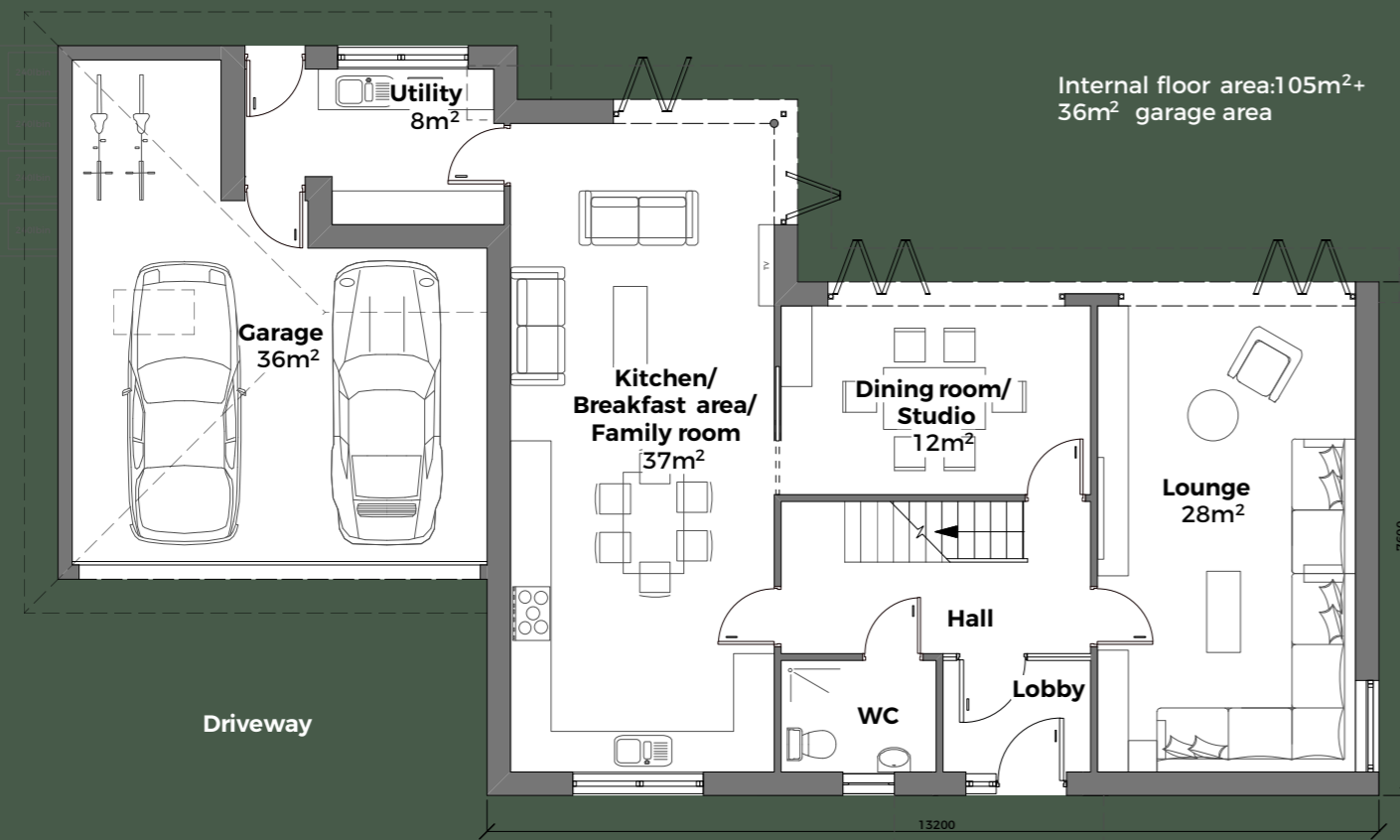


PLOT 6 (TYPE 1 - 4 bed Detached)



PLOT 5 (TYPE 3 - 5 bed Detached)

**ACCOMMODATION TYPE 1: PLOT 1 & 3: 202 SQ M (2,174 SQ FT) & PLOT 6: 184 SQ M (1,981 SQ FT)**



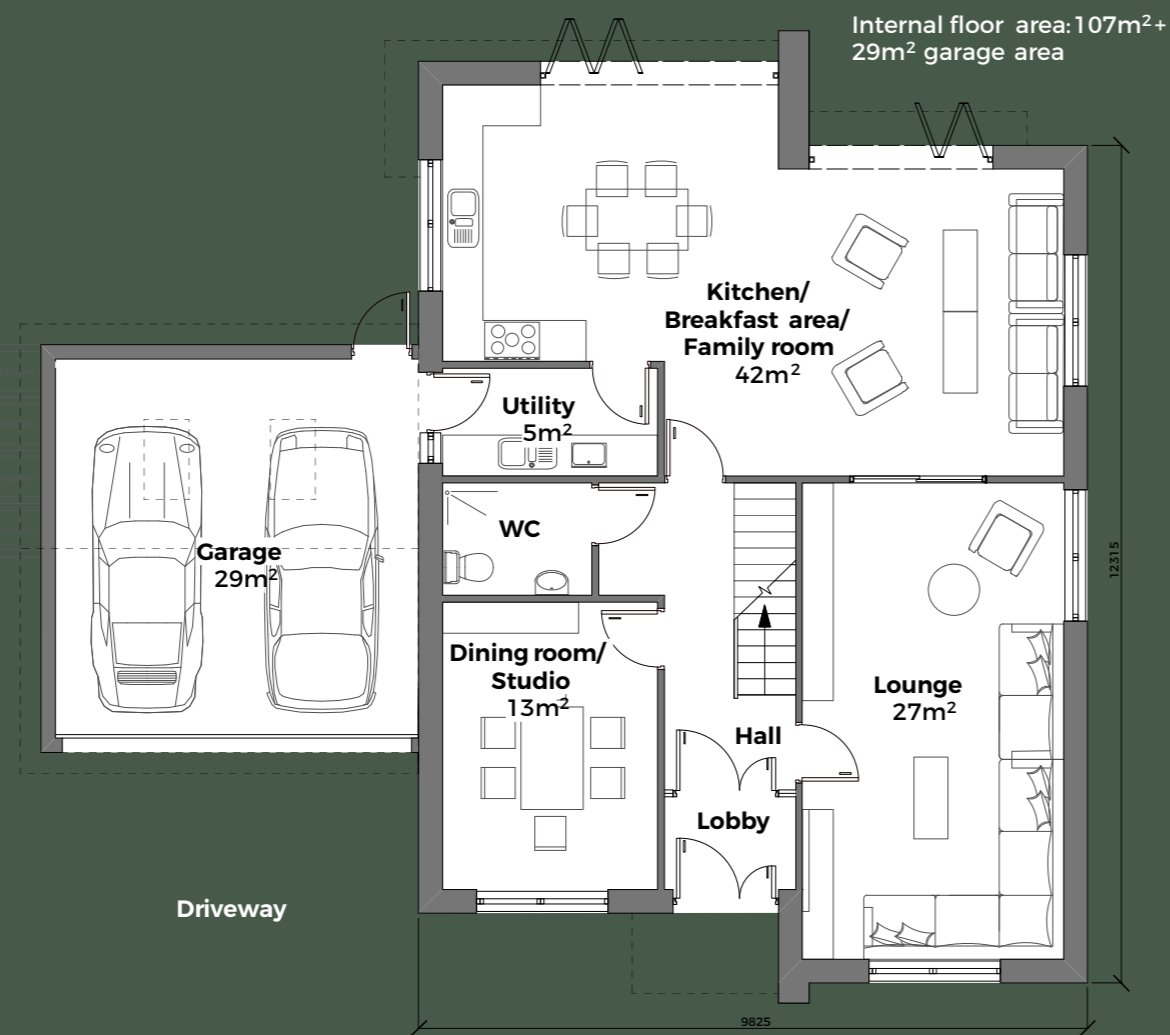
GROUND FLOOR



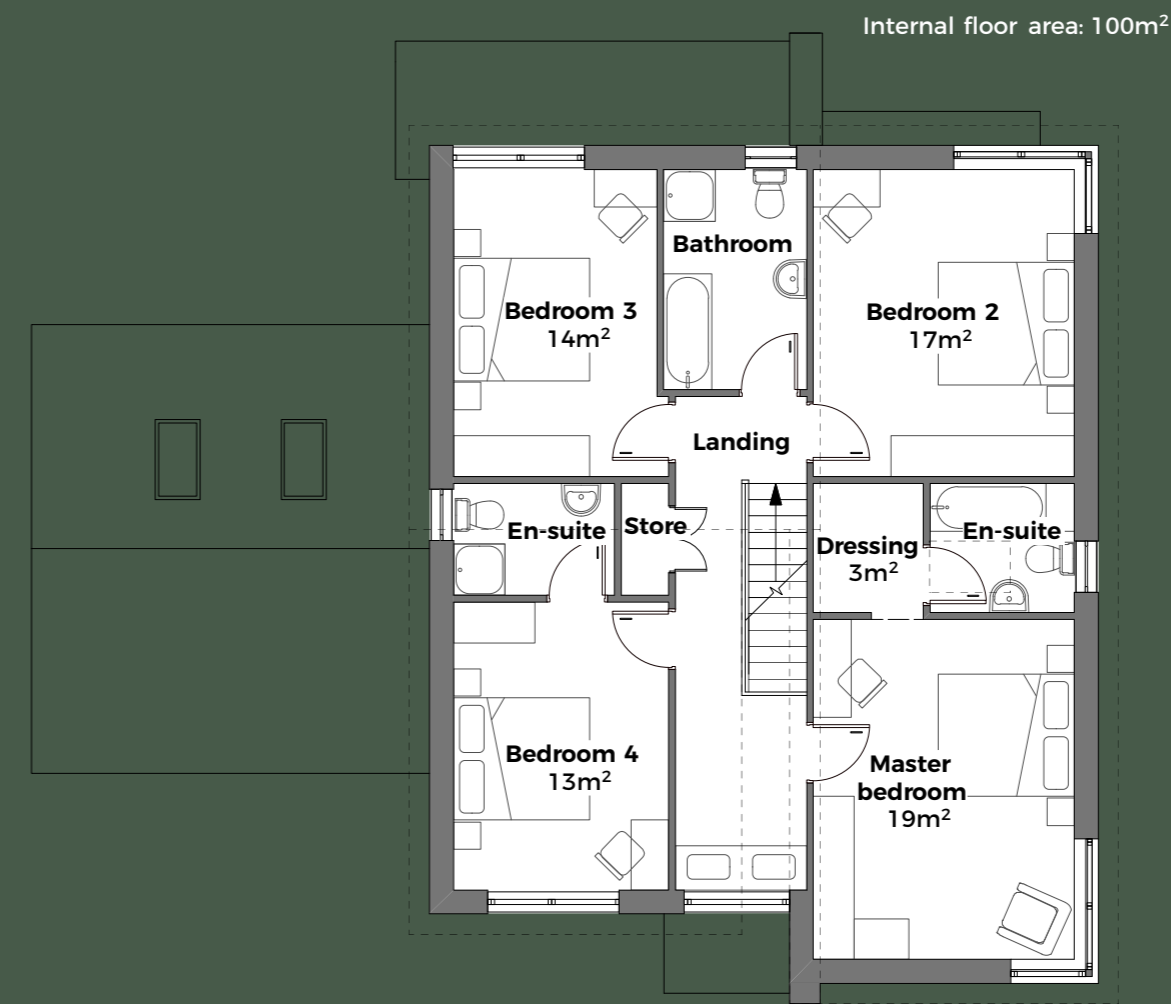
FIRST FLOOR

\*measurements exclude garage

**ACCOMMODATION TYPE 2: PLOT 2 & 4 207 SQ M (2,228 SQ FT) & PLOT 7 194 SQ M (2,088 SQ FT)**



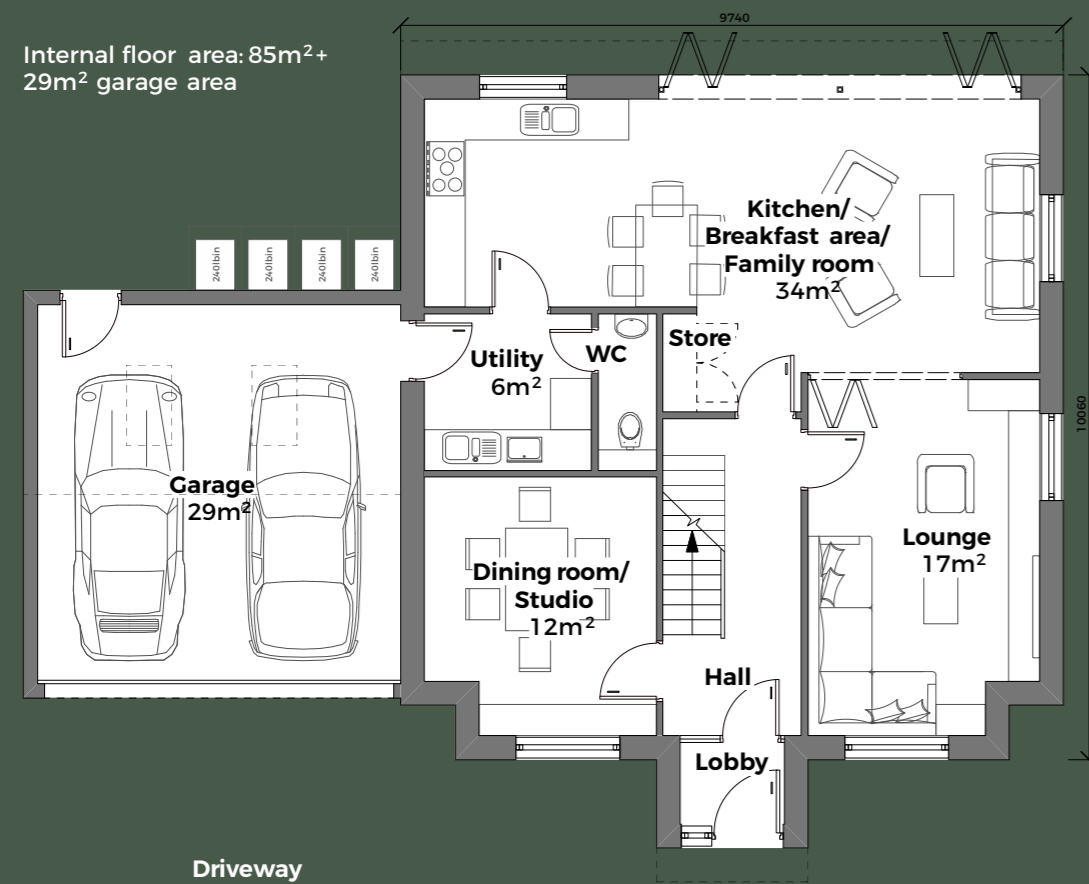
GROUND FLOOR



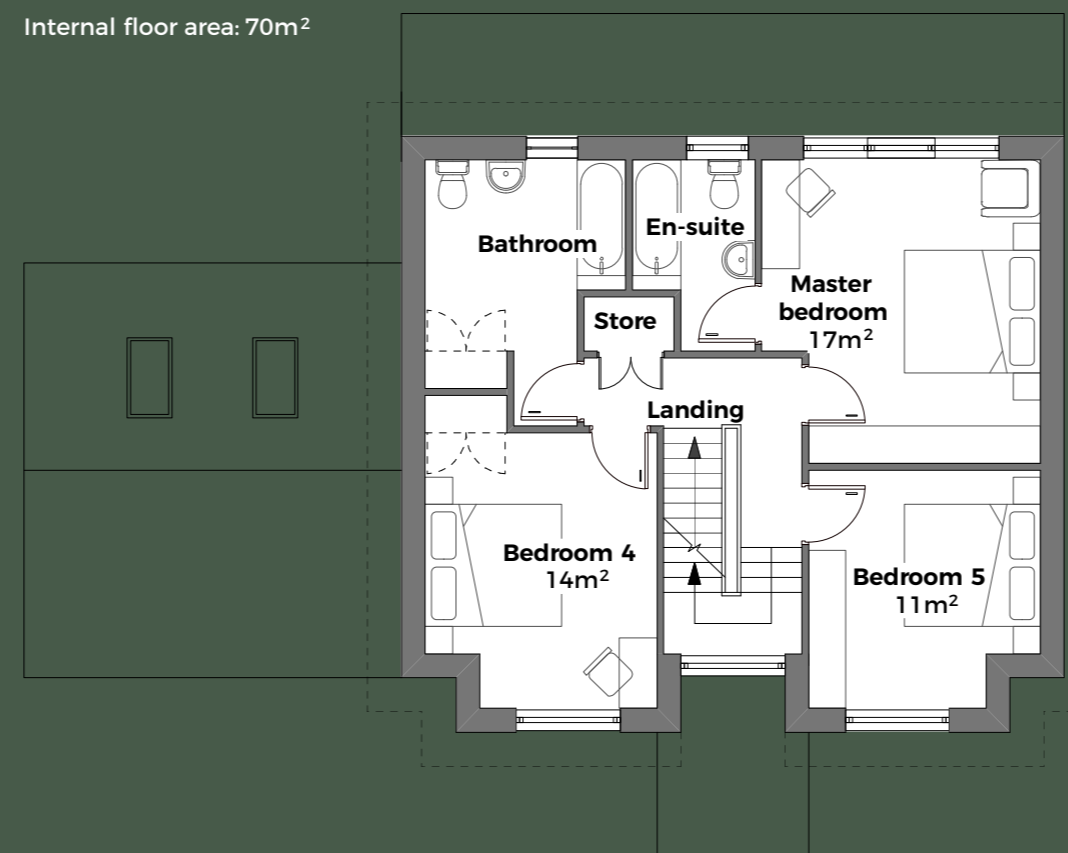
FIRST FLOOR

\*measurements exclude garage

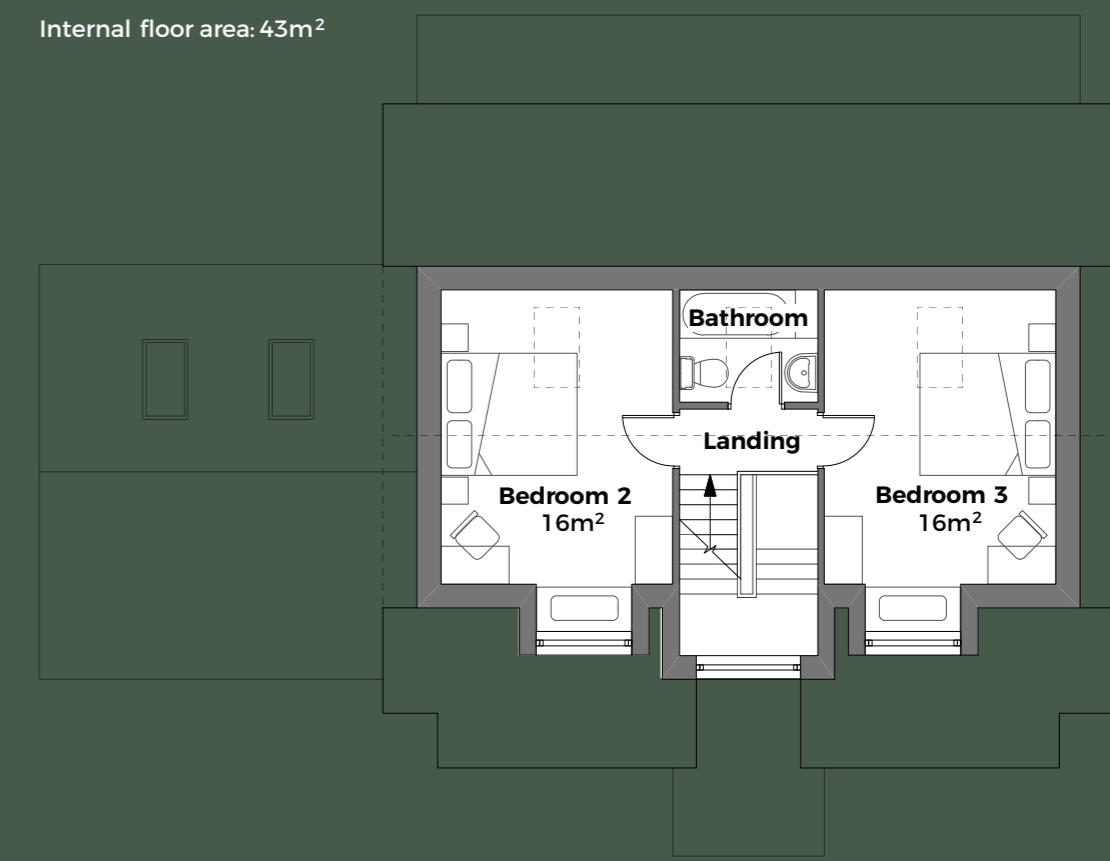
ACCOMMODATION TYPE 3: PLOT 5 198 SQM (2,131 SQ FT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

\*measurements exclude garage







## FURTHER INFORMATION

### PLANNING

The site has full planning permission (Ref:06/2016/0579) for 7 detached dwellings with access, landscaping and associated works subject to 11 conditions and Community Infrastructure Levy charge.

### TENURE

We understand the site is held freehold under title number LAN176058

### VAT

All figures are exclusive of VAT.

### EPC

Available on request for completed unit.

### LEGAL

Each party are responsible for their own legal costs.

### PRICE

Offers invited.



For further information, please contact:

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